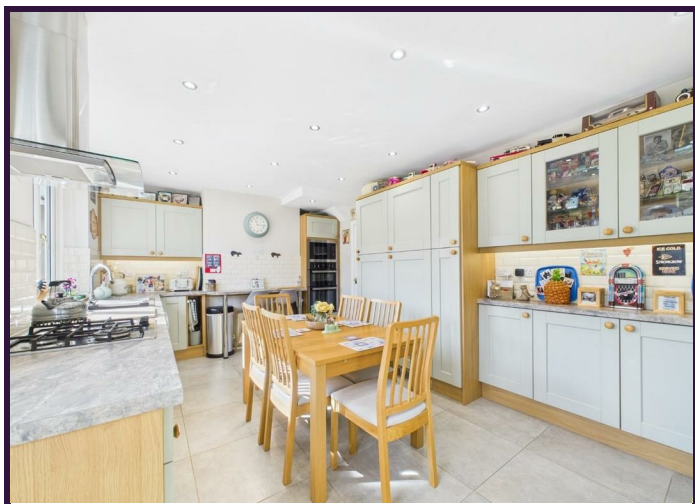




GRANT'S
OF DERBYSHIRE

19 Adam Bede Crescent, Wirksworth DE4 4BE
Offers Around £299,995

This three-bedroom semi-detached home is conveniently located within walking distance of Wirksworth town centre. Benefitting from gas central heating and uPVC double glazing throughout, the property boasts a well-proportioned layout, including a sitting room, well appointed dining kitchen, two double bedrooms, a single bedroom, and a family bathroom. Externally, the property offers a pleasant foregarden and a large driveway which provides ample parking. The rear garden is notably generous and allows excellent views, while the front of the property faces a green with mature trees, again offering a pleasant outlook. There is the potential to extend the property to both the side and rear, subject to the necessary permissions. With homes on this sought-after crescent rarely available, early viewing is highly recommended. VT available.



Ground Floor

To the front of the home is a part glazed entrance door with obscured glass windows to either side. This opens into the

Entrance Hallway

With the staircase leading up to the first floor and door opening to the sitting room and the dining kitchen. Beneath the stairs is a useful storage cupboard which benefits from both power and light and is fronted by double doors.

Sitting Room 12'3" x 11'6" (3.75m x 3.52m)

The sitting room is a warm and inviting reception space, offering a cosy atmosphere. A fireplace with a raised hearth provides a pleasant focal point and houses a gas fire. A front-aspect window allows natural light to flood in while providing a delightful view over the garden towards the green beyond.

Dining Kitchen 18'2" x 10'11" (5.54m x 3.33m)

The kitchen is extremely well-appointed, combining style and functionality. It is fitted with a good range of wall and base units, roll-top work surfaces and tiled splashbacks. Integrated appliances include a dishwasher, a large fridge and freezer, an electric oven, grill, and microwave, as well as a four-ring gas hob with an extractor hood overhead. Space and plumbing is available for a washing machine. There is ample space to accommodate a good sized dining table and chairs and a breakfast bar offers additional seating and workspace. There are smart tiles to the floor and the room is lit by inset spotlights. A glazed panelled door

at the rear opens to the exterior, while a rear-aspect window provides a superb outlook over the garden towards the hillside beyond.

First Floor

The staircase leading up from the entrance hallway reaches the

Landing

With four original timber panelled doors opening to the three bedrooms and the bathroom. There is also access to the attic space. This is part boarded and houses the gas combination boiler.

Bedroom One 12'3" x 11'5" (3.75m x 3.48m)

This is a light and spacious double bedroom. A front aspect window looks out over the garden, towards the green and the rolling countryside beyond the neighbouring properties.

Bedroom Two 11'5" x 10'11" (3.49m x 3.34m)

The second double bedroom is also of a good size and is to the rear of the home enjoying particularly pleasant and far reaching views. It has the benefit of a good range of built-in furniture providing plenty of hanging and storage space.

Bedroom Three 8'0" x 6'2" (2.46m x 1.89m)

This single bedroom is to the front of the property with the same delightful outlook as from bedroom one.

Bathroom 6'1" x 5'4" (1.87m x 1.65m)

This fully tiled bathroom is fitted with a modern three piece suite comprising wall hung wash

hand basin, low flush WC and a P-shaped bath with thermostatic shower over. The room is lit by inset spotlights and there is an obscured glass window to the rear aspect.

Outside

To the front of the property is a pleasant foregaren, laid mainly to lawn with planted borders. This is fronted by a low stone wall and has timber fencing to one side.

Adjacent to this is a large driveway which provides off road parking for several vehicles and continues around the side of the home. The rear garden is quite substantial. Next to the property itself is a delightful block paved patio area, the perfect spot in which to sit and enjoy the stunning views across the valley to fields and woodland. Off the patio is a large lawn with a pathway leading down to a paved area where there are currently a number of sheds in situ. Beyond this is a further area of lawn and at the very end of the garden is the River Ecclesbourne, a small river which is followed on the other bank by the Ecclesbourne Way walking trail.

Council Tax Information

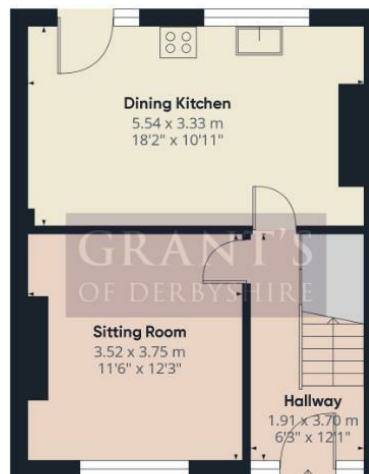
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1730 per annum.

Directional Notes

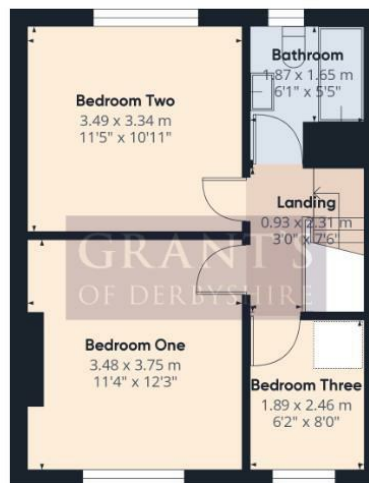
From the centre of Wirksworth, head downhill on St John's Street (B5023) towards Derby. Go straight ahead at the mini roundabout, then take the fifth left onto Adam Bede Crescent. The property stands about two thirds of the way round the Crescent, set well back from the road







Floor 0



Floor 1

Approximate total area⁽¹⁾

72.79 m²

783.5 ft²

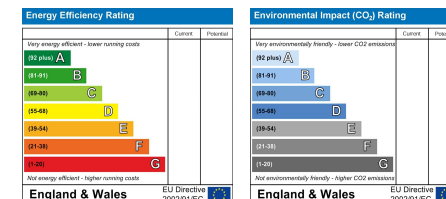
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.



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