



GRANT'S
OF DERBYSHIRE

Coldwell Street, Wirksworth DE4 4FB
£675

Grant's of Derbyshire are pleased to offer To Let this characterful and quirky first floor flat which is located close to the centre of the popular and sought after historic Market town of Wirksworth. The property benefits from gas central heating and has off road parking for one vehicle. The accommodation briefly comprises spacious living room, fitted kitchen, bathroom and a double bedroom. The mezzanine level offers a good amount of storage as well as a further room which could be used as a bedroom, dressing room or study. Available April 2025.

Entrance

The property is accessed from the front of the building. A door opens to a small Entrance Hall from where stairs lead up to the

First Floor

A wooden door opens to the

Living Room 6.17 x 4.27 (max)

With coat hanging space as you enter, this is a simply stunning room. The pitched ceiling adds to the sense of space and natural light floods through the windows to the front and side aspects as well as the Velux. With a wealth of character, from the wooden flooring to the exposed brick to two of the walls, the ceiling timbers and the large lintels above the windows. A built in bookcase separates the living space from the

Kitchen 2.91 x 2.28 (max)

With a continuation of the wooden floor this kitchen is fitted with a good range of wooden wall and base units and granite work surfaces with inset butler sink and complementary tiled splash backs. There is an integrated double electric oven and inset electric hob and space for a tall fridge/freezer and washing machine.

Bedroom

A ledge and brace door opens to this double bedroom which has exposed brick to two walls and wooden cornices to the ceiling. There are substantial built-in wardrobes providing a good amount of hanging and storage space. Double glazed doors open out onto the exterior.

Bathroom

Accessed via a ledge and brace door, this bathroom is fitted with a white four piece suite comprising low flush WC, sink within a vanity unit and a panelled bath with shower over. There is exposed brick to one wall, pitched ceiling with exposed beam and Velux window.

Mezzanine

An open wooden staircase leads up from the living room to the mezzanine level which incorporates two good sized storage spaces and

Bedroom Two/Office Space

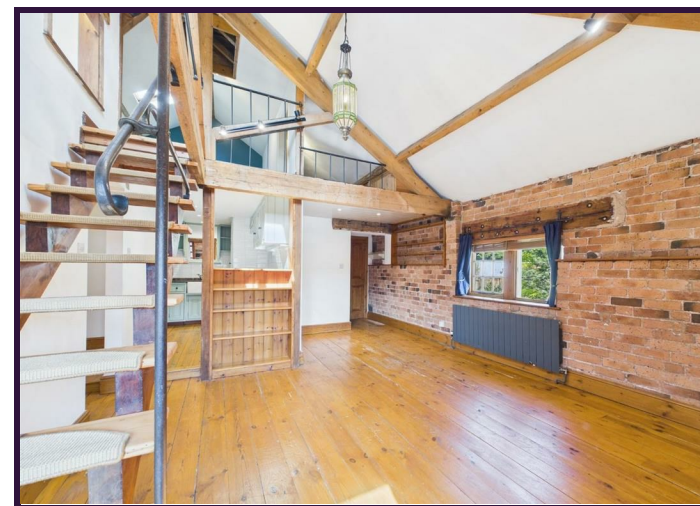
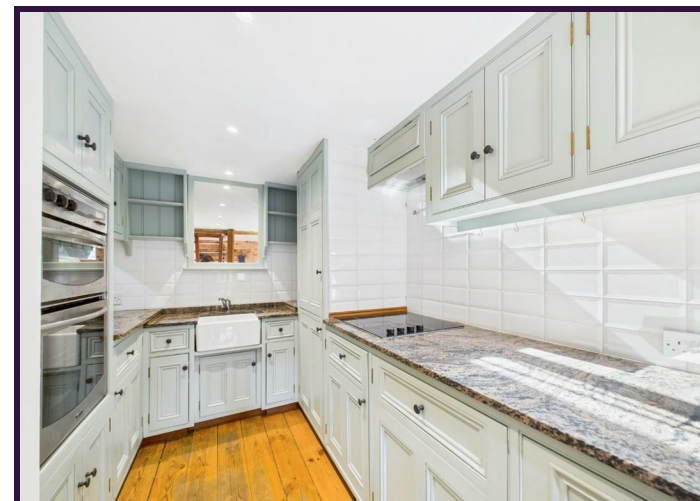
With wood effect vinyl flooring this room has two exposed beams, a Velux window and access to a good amount of storage space in the eaves.

Storage Spaces

The largest of the two measure 3.47m x 1.30m and the smaller is 2.47m x 1.65m and has a Velux window

Outside

Accessed via the glazed doors leading out from the bedroom is a delightful space perfect for outside dining. It is fully enclosed and enjoys a good degree of privacy. There is one allocated parking space which is located in the car park adjacent to the dental surgery.





Floor 0



Floor 1

Approximate total area⁽¹⁾

28.67 m²
308.61 ft²

Reduced headroom

4.97 m²
53.5 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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 are based on RICS IPMS 3C standard.

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.

