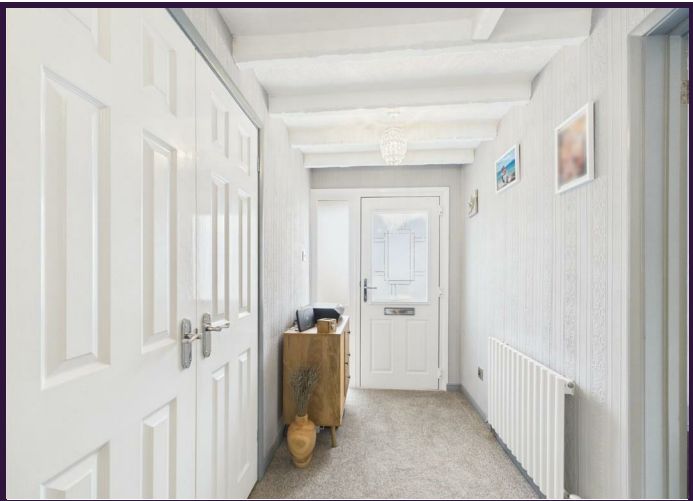




GRANT'S
OF DERBYSHIRE

8 Summer Drive, Wirksworth DE4 4EL
Offers Around £379,995

We are delighted to offer For Sale, this extended, two double bedroomed detached bungalow occupying a sought after cul-de-sac location on the outskirts of Wirksworth and with close access to walks across the surrounding countryside. This home benefits from gas central heating and uPVC double glazing throughout. The accommodation comprises; entrance hall with cloaks cupboard, sitting room, dining kitchen, garden room, two double bedrooms and a shower room. Outside there is a low maintenance garden to the front and block paved driveway providing parking for several vehicles leading to a garage/workshop. To the rear of the property there is a larger than average, level garden laid mainly to lawn and having a number of seating areas, all enjoying a high level of privacy. Viewing Highly Recommended. Virtual Tour Available. No Upward Chain.



Entrance Hall 5'1" x 12'10" (1.55m x 3.91m)

A light and spacious entrance hall with a built-in cupboard which houses the "Worcester" combination boiler and provides plenty of storage. There is access to the loft here which has been insulated to modern standards and has an electric light. The first door on the right leads into the

Living Room 13'1" x 17'5" (4.01 x 5.32)

A bright and airy room with uPVC double glazed windows to front and side aspects. There are painted faux beams and a carved stone fireplace with coal-effect gas fire on a granite heart. TV point.

Dining Kitchen 17'5" x 8'6" (5.31 x 2.60)

With a polished ceramic tiled floor and ample space for a dining table and chairs. There is a matching range of wall, base and soft closing drawer units over with inset 1.5 bowl acrylic sink. Integrated appliances include; washing machine, dishwasher, an eye level electric oven and an induction hob with curved glass extractor hood over. uPVC double glazed windows to rear and side aspects. From the kitchen, a large opening leads through to the

Sunroom 6'10" x 7'5" (2.10 x 2.27)

A superb addition to the home offering an additional reception room for all seasons. A part glazed uPVC double glazed door leads out to the rear garden.

Shower Room 4'5" x 8'5" (1.36 x 2.57)

With a vinyl flooring and a suite comprising of a pedestal sink, dual flush WC and a walk-in shower enclosure with high pressure thermostatic shower fittings over. There is an obscure glass uPVC double glazed window to the rear aspect.

Bedroom One 9'10" x 14'9" (3.02 x 4.50)

A good-sized double bedroom with a large uPVC double glazed window overlooking the rear garden.

Bedroom Two 11'11" x 10'10" (3.65 x 3.31)

Another good-sized double bedroom with a built-in wardrobe and a uPVC double glazed window to the front aspect.

Outside

To the front of the property there is a low maintenance, ornamental garden having a range of plants and trees. A block paved driveway to the side provides off-road parking for several vehicles. A pathway continues around to the rear garden where

we find an extensive garden, laid mainly to lawn and having a number of seating areas around the perimeter, all enjoying a high level of privacy.

Garage/ Workshop 16'10" x 8'3" (5.14 x 2.52)

A good sized space having power and light, and uPVC glazed doors to the front. This room is used as a workshop/storage area and a location for a tumble drier. An up and over garage door could easily be reinstated if preferred.

Directional Notes

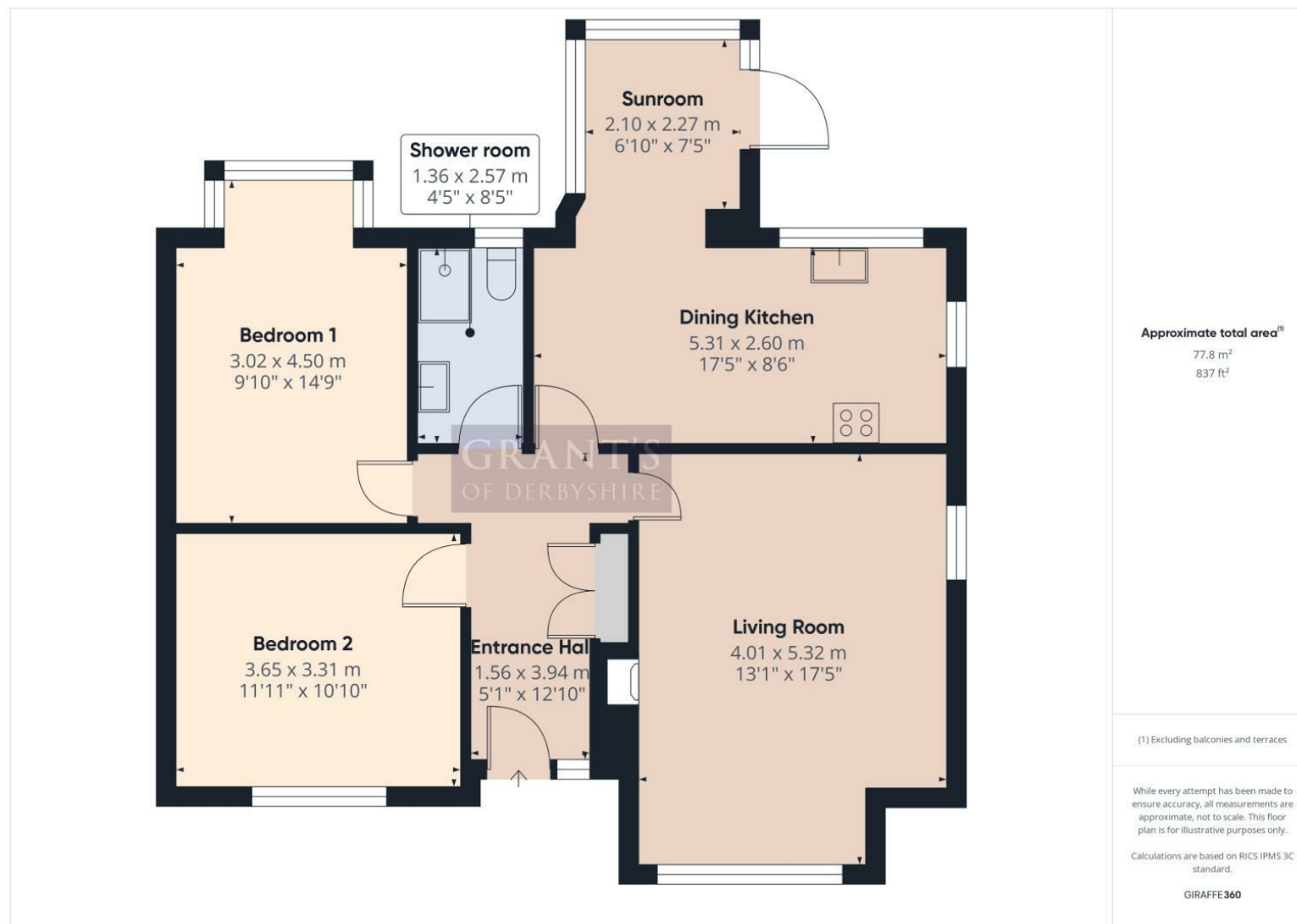
The approach from our Wirksworth office is to proceed down St John's Street and upon reaching the roundabout turn right onto Summer Lane. Continue to the top of Summer Lane eventually bearing right into Summer Drive where the property is located on the right hand side.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2085 per annum.







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.

