



GRANT'S
OF DERBYSHIRE

28 West End, Wirksworth DE4 4EG
Offers Around £199,995

Grant's of Derbyshire are delighted to offer For Sale this charming terraced property, located just a short walk from the heart of Wirksworth, close to a range of local shops and amenities. The property benefits from gas central heating and has recently been redecorated throughout. The accommodation includes an open-plan living and kitchen area, bedroom, bathroom and a versatile loft room, accessed by a space-saving ladder. To the rear there is a well stocked garden and seating area with a summer house situated at the top, the ideal place to enjoy those stunning views over the town. No upward chain. Viewing highly recommended. Virtual Tour available.



Ground Floor

The property is accessed via a part glazed door which opens into the

Open Plan Kitchen/ Living Room 11'3" x 18'11" (3.45 x 5.78)

With tiled flooring warmed by underfloor heating, we have a living area with front aspect sash window and painted ceiling timbers, offering ample space for both a sofa and dining table. The kitchen area has a range of matching wall, base and drawer units. It includes a one-and-a-half bowl stainless steel sink with drainer, an induction hob with electric oven below and an extractor hood above. There is also space and plumbing for a washing machine along with room for a full-size fridge/freezer, both of which are included in the sale of this home. A small window faces the rear aspect and there is a practical storage cupboard under the stairs.

First Floor

Stairs ascend from the living area to the first floor landing. Here there is a recess which houses the gas combination boiler to provide the heating for the home, there is also access to the loft room, bathroom, rear garden and

Bedroom 11'7" x 11'7" (3.54 x 3.55)

A spacious double bedroom with wooden floorboards. There is a large window to the front aspect allowing for lots of natural light and there are two built-in cupboards providing practical storage space.

Bathroom 5'10" x 4'3" (1.78 x 1.32)

Fitted with a three piece suit to include; a low-level flush WC, fitted bathtub with thermostatic shower over and a wall-hung basin with mixer tap over, there is also a dual fuel towel rail. The room is fully tiled and with a small window to face the rear aspect.

Loft Room 10'5" x 6'5" (3.20 x 1.96)

A versatile space, with possibility to be used as a home office or guest bedroom depending on requirements. There is a velux window and a cupboard offering extra storage.

Outside

The rear garden is accessed from the first-floor landing via a part-glazed wooden door which opens onto a gravelled area. From here, a small gate leads to a set of patio steps ascending to a gravel pathway that continues to the summer house. On either side of the path, there are well stocked borders with a variety of plants and shrubs.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1,595.92 per annum.

The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

Directional Notes

From our Wirksworth office on St John Street, continue in the direction of Matlock and upon reaching The Market Place car park take a left onto West End, follow the road round to the right and the property will be found on the right hand side, identified by a yellow door.

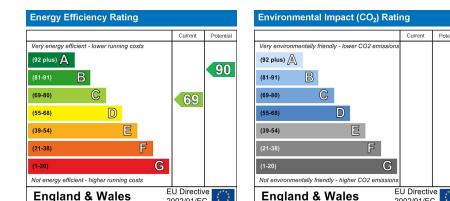
What.Three.Words: repaying.poetic.grape.







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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