# Woodlands

Wirksworth, Matlock, DE4 4PG

John German





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£550,000



**Extensively modernised four double bedroom detached home in a quiet cul-de-sac, backing onto open countryside with stunning front and rear views. Versatile upside-down layout, two bathrooms, garden room, garage and parking.**

Occupying a quiet position within a popular cul-de-sac, this property is an extensively modernised four double bedroom detached home offering versatile, well-presented accommodation with spectacular views to both the front and rear. Backing directly onto open countryside, the property has been thoughtfully designed in an upside-down layout to make the most of its outstanding setting, with the principal living accommodation positioned on the first floor to enjoy the far-reaching outlook.

The ground floor comprises two generous double bedrooms, one with a modern ensuite shower room, utility & boot room and a guest cloakroom, offering flexible accommodation that could equally suit family living, guests or home working. On the first floor are two further double bedrooms, a family bathroom, a spacious sitting room, a well-appointed dining kitchen and a bright garden room, all benefiting from the impressive views across the surrounding countryside. The combination of modern interiors, adaptable living space and a sought-after location makes this an ideal home for couples or families seeking a well-maintained property with exceptional scenery and convenient access to Wirksworth's amenities.

Stepping through the front door, the welcoming reception hallway has a staircase to the first floor, with doors leading to two double bedrooms, the utility/boot room and the guest cloakroom.

To the front of the property, the principal bedroom is a spacious double with the benefit of its own ensuite shower room, fitted with a wash hand basin with vanity storage beneath, low level WC, shower unit with chrome mains shower, heated ladder-style towel rail and extractor fan. The second ground floor bedroom is also a good size, currently utilised as a study, making it ideal for family members, guests or as a home office if required.

The utility/boot room provides a practical and versatile space, currently arranged as a boot/cloak room with an opening through to the utility area. This is fitted with rolled-edge work surfaces incorporating a stainless steel sink and drainer with chrome mixer tap, cupboards and drawers beneath, plumbing and space for a washing machine and separate tumble dryer, together with a uPVC door providing access to the side of the property.

Completing the ground floor is the guest cloakroom, fitted with a wash hand basin with vanity cupboard beneath, low level WC, heated towel rail and extractor fan.

Moving onto the first floor, where the upside-down design of the home becomes immediately apparent, making full use of the spectacular elevated views. Doors lead to two further double bedrooms, the family bathroom, airing cupboard and the main living accommodation.

The first bedroom on this floor enjoys stunning views down the cul-de-sac and across the surrounding countryside, with the added benefit of a useful built-in overstairs storage cupboard. The fourth bedroom is another spacious double overlooking the rear garden and the tree-lined countryside beyond.

The family bathroom is fitted with a contemporary suite comprising a wash hand basin with vanity storage beneath, low level WC and a large walk-in shower enclosure with chrome rainfall shower, complemented by a heated towel rail and extractor fan.

The dining kitchen forms the heart of the home and has been beautifully refitted with a comprehensive range of modern units and preparation surfaces incorporating a composite 1 ½ sink with chrome mixer tap. Integrated AEG appliances include an electric oven and grill, induction hob with extractor over and a Beko dishwasher, with space for a freestanding fridge freezer. A peninsula breakfast bar provides additional preparation space, storage and informal seating, making it an ideal space for everyday family life and entertaining. From here there is direct access to both the sitting room and the garden room.

The sitting room is a spacious and comfortable reception room, centred around a fireplace with an inset coal-effect gas fire. A large window to the front perfectly frames the far-reaching views across the rooftops, down the cul-de-sac and over the surrounding countryside, making this a wonderful place to relax.

Opening from the kitchen, the garden room provides an excellent additional reception space with a triple aspect, allowing plenty of natural light to flood in. French doors and a separate door open directly onto the rear garden.

Outside, the front of the property is approached via a block-paved driveway providing off-street parking and access to the single integral garage, which benefits from power, lighting and an up-and-over door.

The rear garden is undoubtedly one of the property's standout features. Occupying an enviable position at the head of the cul-de-sac and backing directly onto open countryside, it enjoys an exceptional level of privacy together with uninterrupted rural views. The garden has been thoughtfully landscaped with shaped lawns, gravelled areas, well-stocked flower and shrub borders, a paved patio and a private timber deck, all positioned to make the most of the peaceful surroundings. A timber shed and greenhouse complete the outside space, while gated side access leads to the front of the property.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note**: It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction**: Standard

**Parking**: Driveway

**Electricity supply**: Mains

**Water supply**: Mains

**Sewerage**: Mains

**Heating**: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type**: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/

**Mobile signal/coverage**: See Ofcom link https://checker.ofcom.org.uk/

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E

**Useful Websites:** www.gov.uk/government/organisations/environment-agency

**Our Ref**: JGA/27072026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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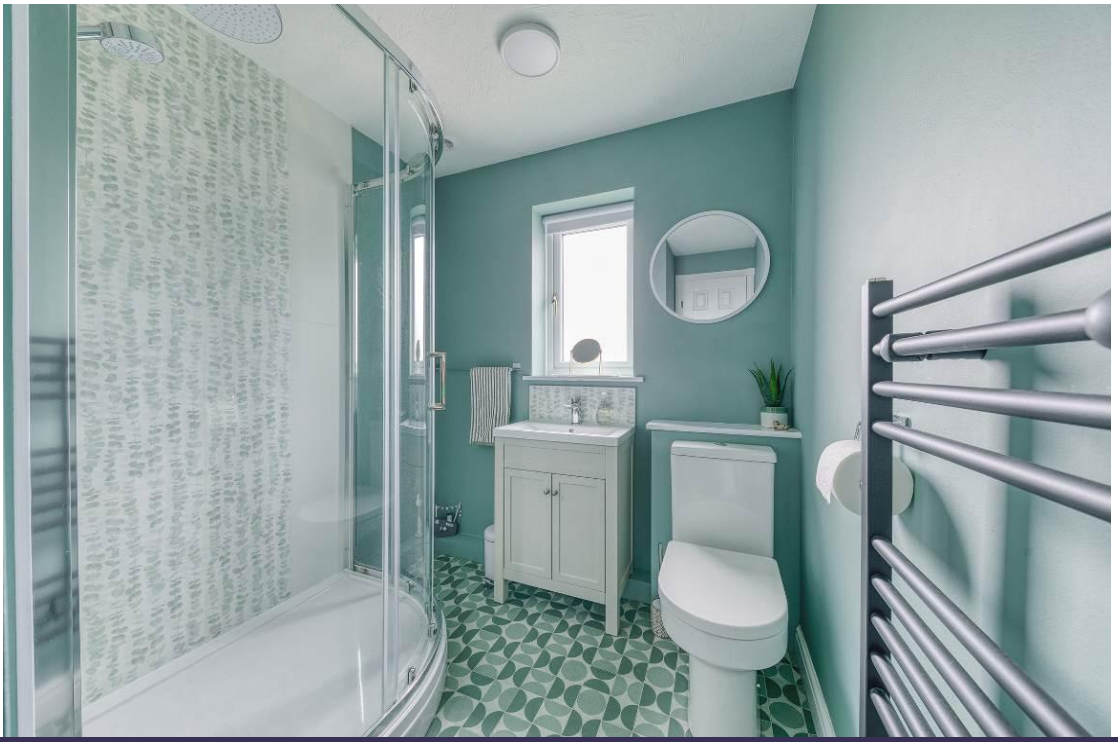












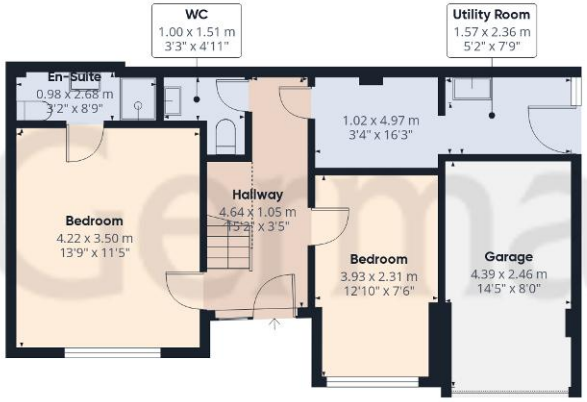




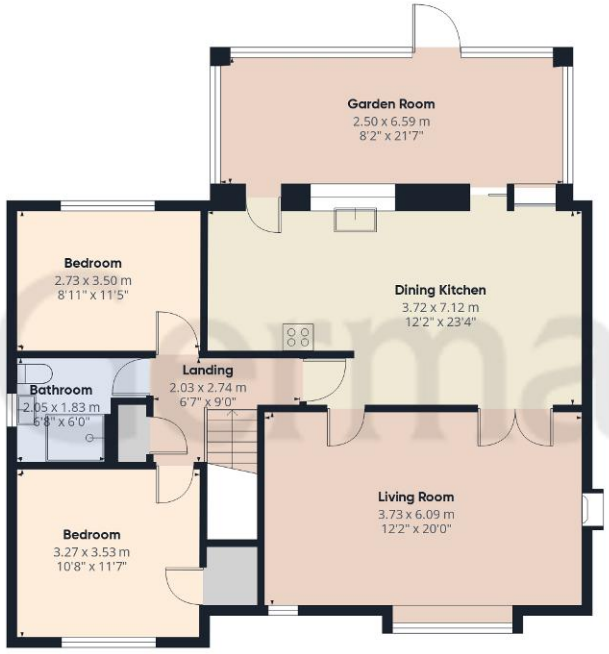









Ground Floor




Floor 1




John German

**Approximate total area**(1)

151.5 m²

1630 ft²

**Reduced headroom**

1.4 m²

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Agents' Notes

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