



18 Summer Lane, Wirksworth - DE4 4EB
£465,000



18 SUMMER LANE

Wirksworth, Matlock

Now available for sale, just a short distance from the centre of Wirksworth, is this well-presented two-bedroom bungalow. The accommodation comprises a reception hallway, lounge, dining room, kitchen, utility room, bathroom, two double bedrooms and a conservatory/summer room. The property benefits from gas central heating, double glazing and a superb rear garden featuring a patio, far-reaching countryside views and an extensive lawn. A private driveway provides off-street parking and leads to a single garage, completing this attractive home. No Upward Chain. Viewing Highly Recommended.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Beautiful Views
- Double Glazed Windows
- Gas Central Heating
- Off Road Parking & Single Garage
- Sought After Location
- No Upward Chain
- Energy Rating D



Accessing the property

The property is approached via the driveway, from which a paved pathway leads to the front entrance door, with additional pathways providing access along the side of the property to the rear garden. From the entrance porch, a hardwood door opens into the:

Entrance Hallway

A wide hallway with wood effect laminate flooring, providing access to the living room, dining room, 2 bedrooms and bathroom. The first door on the right leads into;

Sitting Room

13' 9" x 11' 10" (4.20m x 3.60m)

A generously proportioned reception room featuring a uPVC double-glazed bay window to the front aspect, offering far-reaching countryside views. The room includes a television point and a gas fire set within a tiled surround and hearth. Two additional side-aspect windows further enhance the natural light, creating a bright and welcoming living space.

Dining Room

12' 6" x 10' 0" (3.80m x 3.05m)

This spacious dining area provides ample room for a large dining table and chairs and features a decorative fireplace with an electric fire set upon a raised tiled hearth and surround. Double doors open into the conservatory/summer room, offering delightful views over the garden and countryside. A door to the right leads into the:

Kitchen

12' 8" x 8' 9" (3.85m x 2.67m)

Fitted with a range of oak wall and base units with roll-top work surfaces and an inset one-and-a-half bowl stainless steel sink. The kitchen also includes an integrated dishwasher along with a double electric oven and hob. A large uPVC window to the side aspect allows ample natural light into the room, and a door provides access to the side of the property and gardens. A further door at the rear of the kitchen leads to the



Utility Room

6' 2" x 6' 0" (1.88m x 1.82m)

Providing space and plumbing for under-counter appliances, including a washing machine, tumble dryer and fridge-freezer.

Bedroom One

13' 0" x 11' 7" (3.96m x 3.53m)

A good-sized double bedroom featuring large uPVC windows to the front aspect, allowing for excellent natural light. The room includes a built-in wardrobe with hanging rail, overhead storage cupboards and matching freestanding drawers, providing ample storage space.

Bathroom

7' 10" x 6' 9" (2.39m x 2.07m)

Fitted with a white suite comprising a low-flush WC, pedestal wash hand basin and panelled bath with electric shower over. An opaque rear-aspect window provides natural light while maintaining privacy. A built-in cupboard houses the water tank and offers additional storage space.

Bedroom Two

11' 7" x 9' 11" (3.52m x 3.03m)

A second double bedroom with a uPVC window to the rear aspect, enjoying pleasant views over the garden.

Sun Room

8' 6" x 6' 1" (2.59m x 1.86m)

Accessed from the dining room, this versatile space enjoys views over the garden and is well suited for use as a boot room or as a pleasant seating area from which to appreciate the outlook. A part-glazed uPVC door provides direct access to the garden.

Directional Notes

From our office at Wirksworth market place, proceed down St John Street in the direction of Derby. At the mini roundabout take a right hand turn onto Summer Lane. The Chestnuts, number 18 can be found on the right hand side.





GARDEN

To the front of the property, a tarmac driveway provides parking for at least two vehicles. There is also a small lawned area enclosed by stone walling, complemented by a beautiful cherry blossom tree. To the rear, the garden is arranged over two levels, the first offering a patio with ample space for outdoor seating from which to enjoy the far-reaching views. Beyond this lies a generous lawned area with a pathway leading to the bottom of the garden, where there is access to a useful storage shed.

DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage

With an up and over door with power, light and a water point for hose pipe access. It also houses the gas boiler and electricity meters.





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