



10 Crabtree Close, Wirksworth - DE4 4AP
£179,995



10 CRABTREE CLOSE

Wirksworth, Matlock

We are delighted to offer for sale this **two-bedroom terraced home**, available with **no upward chain** and presenting an ideal opportunity for **first-time buyers**. Located in a popular residential area of **Wirksworth**, the property is within easy walking distance of the town centre, enjoying a convenient yet peaceful setting with **lovely views of the surrounding countryside**.

The accommodation benefits from **gas central heating** and **double glazing throughout**, and briefly comprises, on the ground floor, a welcoming **living room**, a **kitchen**, and a **delightful conservatory**. To the first floor are **two well-proportioned bedrooms** and a **shower room**.

Externally, the property enjoys **gardens to both the front and rear**, offering further potential for landscaping, relaxation, and outdoor entertaining.

Council Tax band: B

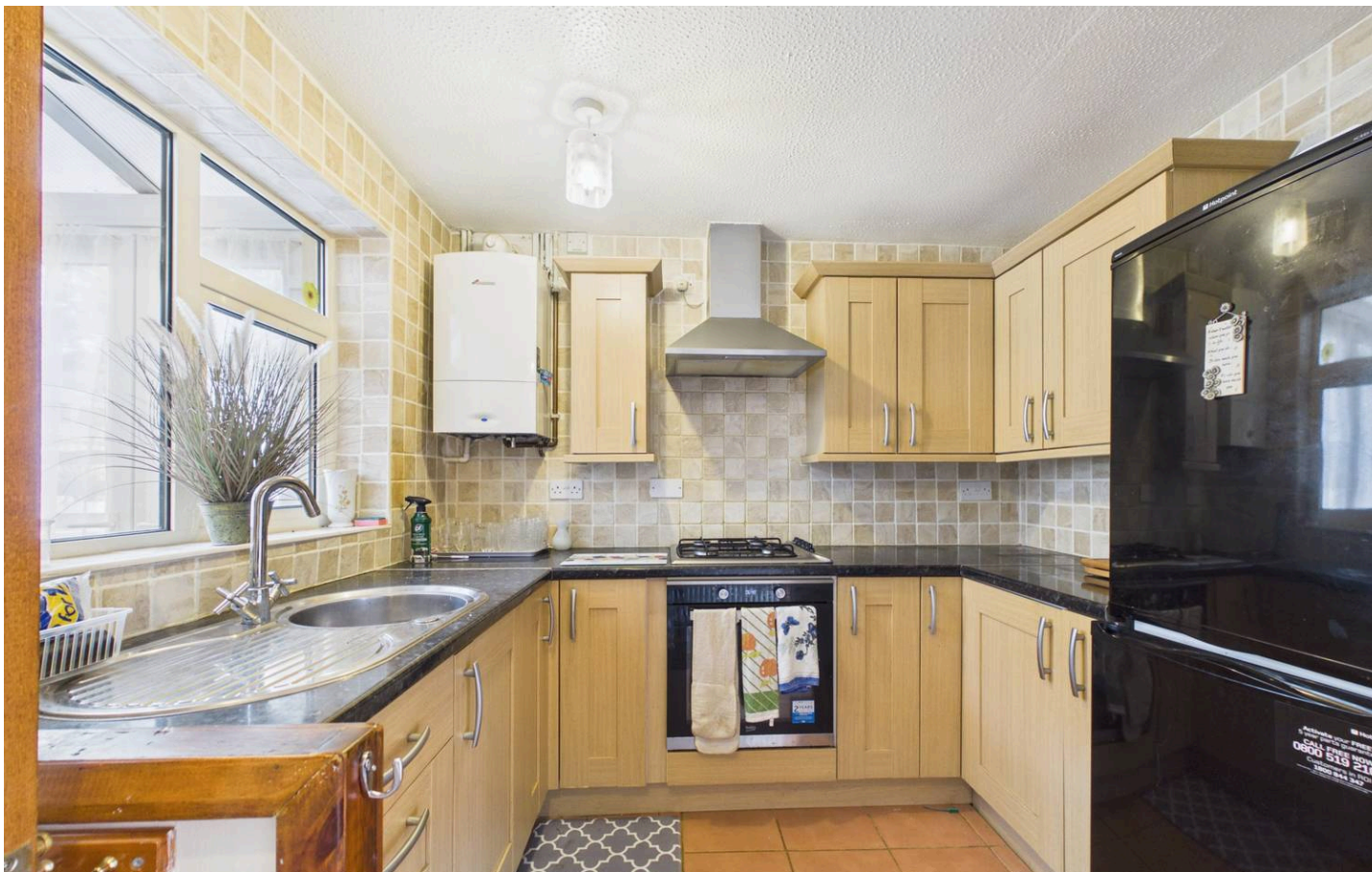
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Off road parking space
- Great location
- No upward chain
- Viewing Recommended
- VT Available





Ground Floor

The property is accessed via the paved steps which lead up from the roadside, and past the tiered front garden. There is a useful external store to the left of the front door. A part glazed uPVC door opens into the

Living Room

12' 4" x 12' 5" (3.75m x 3.79m)

This is a well proportioned living room with UPVC double glazed patio doors with a front aspect overlooking the colourful tiered front garden, providing an abundance of natural light into the room. There is a partially glazed wooden-panelled, sliding door which opens into the

Kitchen

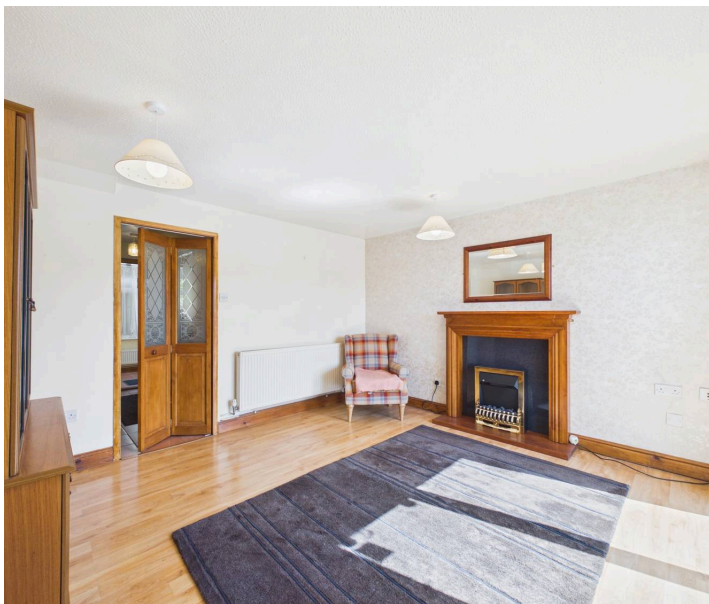
8' 8" x 6' 7" (2.63m x 2.01m)

This kitchen, with a ceramic tiled flooring, is fitted with a good range of wall and base units with smart work surfaces and stylish tiled splashbacks. The inset stainless steel bowl sink with mixer tap is ideally situated beneath the large window to the rear aspect looking into the conservatory and out to the rear of the property. There is an integrated electric cooker with hob and extractor hood over. The wall mounted "Worcester" gas boiler is located here. A glazed wooden door with Georgian bar detail leads you into

Conservatory

6' 2" x 7' 10" (1.89m x 2.39m)

The UPVC double-glazed conservatory with French doors offers a bright and inviting space overlooking the attractive tiered rear garden. The floor is finished with ceramic tiles, providing both style and practicality. This versatile room also benefits from a useful storage cupboard and a conveniently located downstairs WC.



First Floor

The stairs from the hallway next to the kitchen lead up to the first-floor landing, where you will find access to the bedrooms and shower room.

Bedroom One

9' 1" x 12' 5" (2.76m x 3.79m)

With a large UPVC double-glazed window overlooking the front garden and offering far-reaching countryside views, this is a generously sized double bedroom full of character. The exposed ceiling timbers add warmth and charm, while access to the attic space provides useful additional storage.

Shower Room

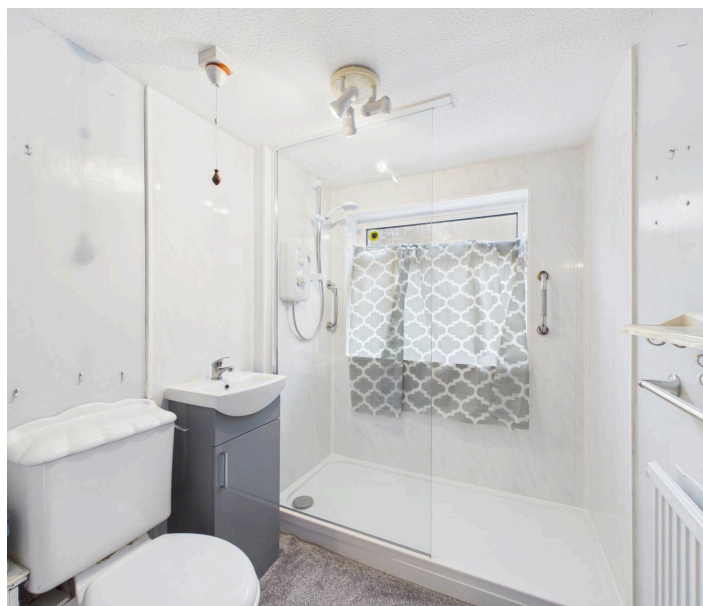
5' 6" x 6' 6" (1.67m x 1.99m)

With laminate wooden flooring, this shower room features a modern three-piece suite comprising a low-flush WC, a floor-standing vanity unit with basin and chrome mixer tap, and an electric shower set within a spacious cubicle. A UPVC double-glazed window with a side aspect provides natural light and ventilation.

Bedroom Two

6' 4" x 9' 4" (1.92m x 2.85m)

Another good-sized bedroom enjoying views over the multi-level back garden through a UPVC double-glazed window. The room also benefits from a useful storage cupboard positioned above the stairs, providing practical additional space.





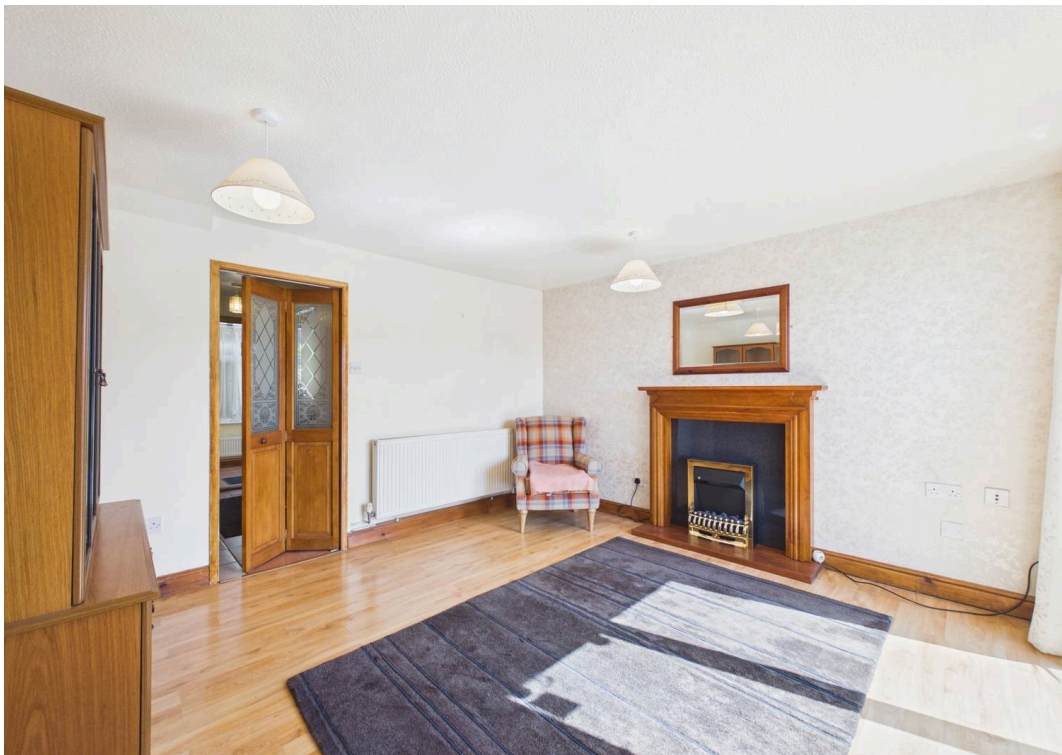
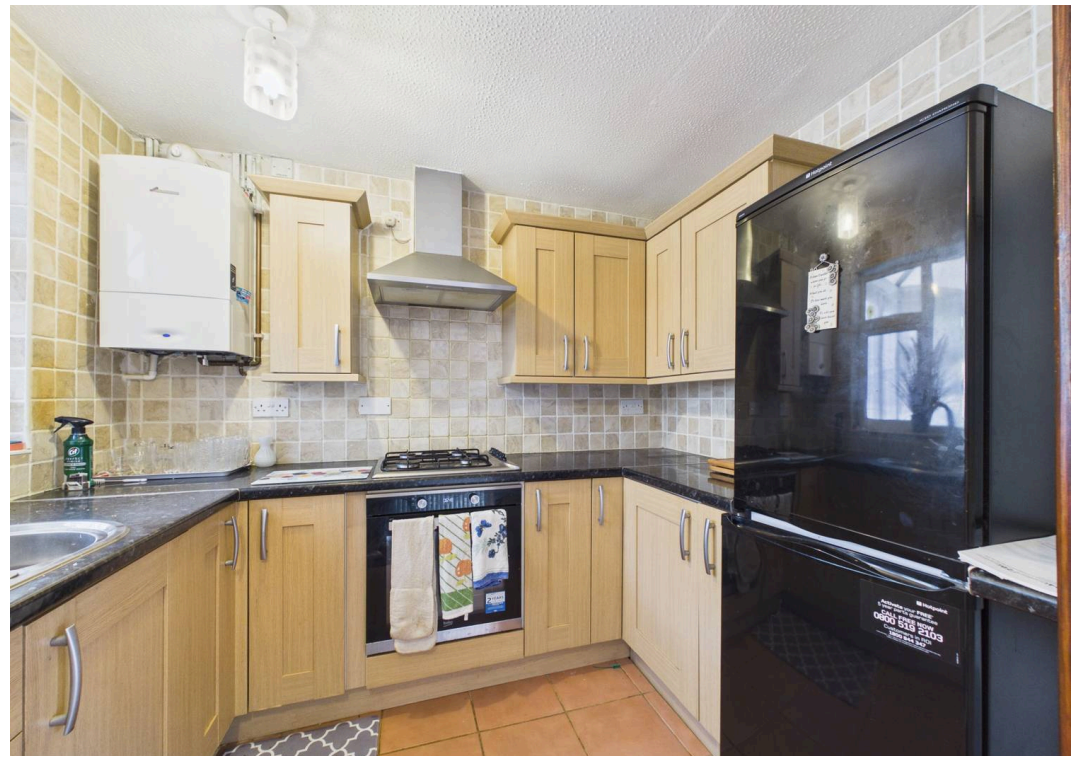
GARDEN

As you leave the conservatory, steps guide you up through the tiered garden or along a pathway that rises along the side of the property. A set of steps bordered by raised beds leads to an additional patio area, where a practical garden shed is located. At the front of the property, another tiered garden features steps that descend directly to the road.

ALLOCATED PARKING

1 Parking Space

A dedicated parking space is located conveniently close to the property, offering excellent practicality. Impressively, the previous owners were able to accommodate their motor home here, demonstrating the generous size and versatility of the space — a rare and highly desirable feature in this area.





Floor 0



Floor 1



Approximate total area⁽¹⁾

52.2 m²

563 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



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