



Ecclesvale Canterbury Terrace, Wirksworth - DE4 4DY
£520,000



ECCLESVALE CANTERBURY TERRACE

Wirksworth, Matlock

This impressive four/five bedroom detached house, dating from the early Edwardian period, offers a rare opportunity to acquire a substantial family home brimming with character and original features, just a short walk from Wirksworth town centre. The property is presented over two floors, providing a versatile layout that will appeal to a variety of buyers. The property benefits from gas central heating (new boiler installed in 2025) and Upvc double glazing. The accommodation comprises; entrance hall, three reception rooms, a delightful handmade dining kitchen with attractive granite worktops over, a walk-in pantry and sun room to the rear. On the first floor we have four/five bedrooms, a four piece bathroom and a separate WC. Outside there are well stocked gardens to three aspects and most uniquely, a double garage with easy off street parking for three vehicles. Early viewing is highly recommended to fully appreciate the scale, quality, and unique appeal of this outstanding family home.

Virtual Tour Available.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Stunning Four/Five bedroom Edwardian Home
- Located A Short Distance From The Centre Of Wirksworth
- Lots of Character & Original Features
- Three Reception Rooms
- Delightful Gardens To Three Aspects
- Twin Garages With Easy Parking For Three Vehicles
- New Gas Combination Boiler Fitted In 2025





Entrance Hallway

21' 5" x 6' 2" (6.54m x 1.88m)

Entered by the open arched porch, a part-glazed door with feature stained glass side panels opens into this welcoming entrance hallway with an attractive oak parquet flooring and a wood panelled staircase which leads to the first floor. The first door on the right leads into the **Sitting Room**

12' 10" x 11' 11" (3.91m x 3.62m)

A good sized reception room, offering a number of potential uses and well lit by the uPVC double glazed windows to front and side aspects. There is a handsome pine fire surround with a black granite hearth and coal-effect electric fire inset.

Lounge

20' 2" x 12' 0" (6.14m x 3.67m)

A larger than average reception room, with a front aspect Upvc double glazed window. There is a handsome Adams-style fire surround with marble hearth and a coal-effect electric fire inset. Matching wall lights and wall mounted shelving provide ideal storage for books etc.

Dining Room

13' 0" x 10' 3" (3.96m x 3.12m)

A delightful, light and airy reception room with uPVC double glazed windows to rear and side aspects. There is an original, built-in cupboard with drawers beneath providing good household storage.

Dining Kitchen

23' 7" x 13' 8" (7.18m x 4.16m)

With a Karndean wood-effect flooring and fitted with a hand made, solid oak, part painted, wall, base and drawer units with a stunning black granite work top over with an inset Belfast sink. There is an integrated dishwasher, built-in wine racks and shelving for recipe books etc, a gas range with double oven and extractor hood over and ample space for a dining table and chairs. uPVC double glazed windows to front and side aspects overlook the rear garden. A door opens to reveal the walk-in pantry where there is space for a tumble drier and additional shelving for food items etc. A part glazed door leads to the



Sun Room

11' 5" x 3' 7" (3.48m x 1.08m)

A super addition to this home, currently used as an area for managing plants but could easily be used as a place to sit and enjoy the garden, in all weathers.

First Floor

The elegant staircase arrives at the first floor landing where there is access to the loft which has been part boarded for storage. The first door on the right leads into

Bedroom Three

10' 10" x 13' 0" (3.30m x 3.95m)

A delightful, double aspect room, overlooking the garden to the rear and offering far-reaching views to the side. There is an original built-in drawer unit to the chimney recess with shelving over and a built in cupboard with hanging rail on the other side.

Bedroom Two

11' 10" x 12' 10" (3.61m x 3.91m)

Another double aspect room with built-in drawer unit to the chimney recess with shelving over and a wall mounted shelving unit providing good storage for books, records etc.

Bedroom Five/Study

7' 4" x 6' 2" (2.24m x 1.88m)

Currently used as a music room but could easily be a single bedroom or home office with front aspect uPVC double glazed window.

Bedroom One

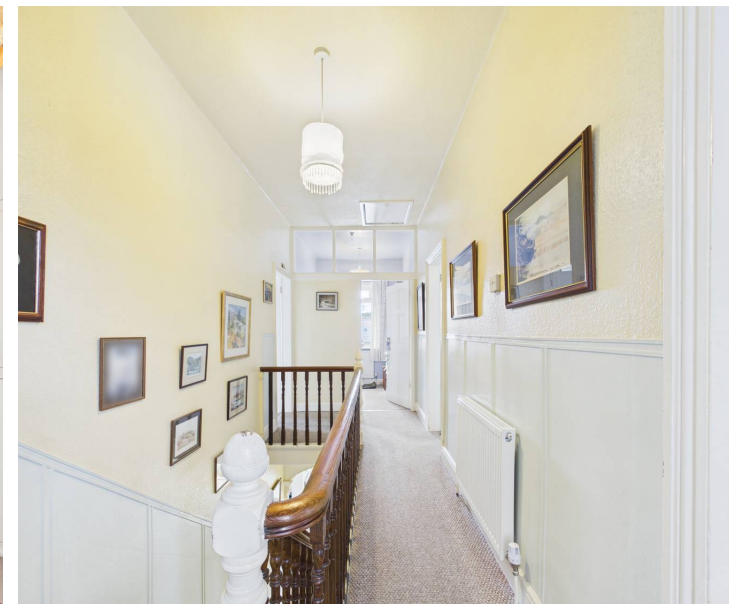
13' 11" x 10' 2" (4.25m x 3.10m)

The principal bedroom, with front aspect uPVC double glazed window and a bank of fitted wardrobes with storage cupboards over and inset dressing table.

Bedroom Four

10' 0" x 10' 2" (3.05m x 3.11m)

Another good sized bedroom with full ceiling height cupboard housing the hot water cylinder. There are also built-in drawers with shelving above. A rear aspect window overlooks the rear garden.





WC

5' 7" x 2' 11" (1.69m x 0.90m)

With half tiled walls, a low flush WC and a fluted glass sash window to the side aspect.

Family Bathroom

9' 6" x 7' 7" (2.90m x 2.31m)

Stylishly tiled and appointed with a four piece suite comprising; a panelled bath, low flush WC, a pedestal sink and a curved glass shower enclosure with thermostatic shower fittings over. There is a chrome heated towel rail and an obscure glass uPVC double glazed window to the side.

Directional Notes

From our office on St John Street, proceed downhill in the direction of Derby. Just before the mini roundabout take a left hand turn onto Canterbury Road and then first right onto Canterbury Terrace where the property will be found on the left hand side as identified by our For Sale board.

Garden

To the front of the property we have a foregarden laid mainly to lawn with central block paved pathway and well stocked borders having a variety of plants and trees. The garden continues around to the side where we have a long, shaped lawn, with a number of seating areas and again, well stocked with a variety of plants and trees with mature hedgerow providing a good level of privacy. There is a timber garden shed, an aluminium greenhouse and the picket gate leads to the garages and parking area. Immediately to the rear of the home we have a block paved patio, the ideal seating area for warm weather dining. A uPVC door opens to reveal an external store where the gas combination boiler is located (fitted in 2025) and directly opposite a latched door gives access to a most useful external WC which is at the back of the garages and has power and light.

Double garage

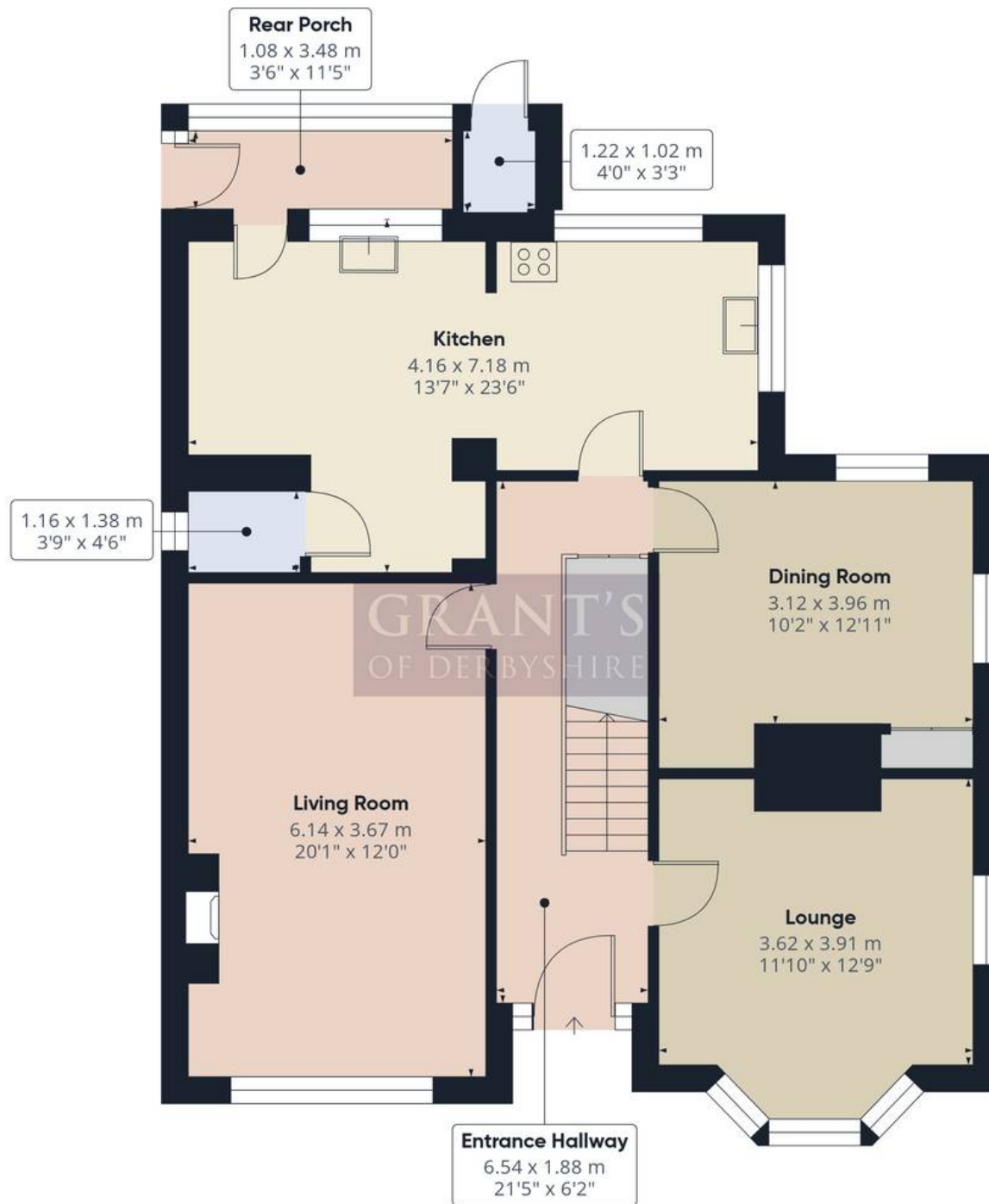
2 Parking Spaces

Accessed via a private road off Canterbury Road, we have hardstanding for three vehicles. The up and over doors open into the adjacent garages where there is power and light and an attic area which provides good household storage.

Driveway

3 Parking Spaces





Floor 0 Building 1

Approximate total area⁽¹⁾

94.1 m²

1013 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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