



32 St. John Street, Wirsworth - DE4 4DS
£700 pcm



32 ST. JOHN STREET

Wirksworth, Matlock

Grants of Derbyshire are delighted to offer To Let this spacious two-bedroom ground floor apartment, ideally situated in the heart of the popular market town of Wirksworth. The accommodation briefly comprises an entrance hall, generous living room, breakfast kitchen, bathroom and two double bedrooms. Outside, the property benefits from a pleasant seating area, ideal for outdoor dining and relaxation. Please note that access to this space is via the neighbouring garden.

Part furnished. Available immediately. Viewing is highly recommended.

Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two double bedrooms
- Ground Floor Flat
- Part Furnished
- Available Now
- Viewing highly recommended





Entrance Hall

3' 7" x 4' 10" (1.09m x 1.47m)

A useful entrance hall, ideal for storing coats and shoes. A door to the left provides access to the living room.

Living Room

12' 6" x 14' 8" (3.80m x 4.46m)

This generously proportioned living room features a window to the front aspect, while the focal point of the room is the gas fire set within an attractive black stone surround.

Kitchen

12' 3" x 3' 11" (3.73m x 1.20m)

Fitted with a range of white base units complemented by laminate work surfaces, the kitchen incorporates a stainless steel sink and drainer with chrome mixer tap, along with an induction hob and electric oven below. There is space for a small dining table and chairs, while a washing machine and under-counter fridge are also included.

Bathroom

10' 5" x 5' 7" (3.17m x 1.69m)

This bathroom is fitted with a three-piece suite comprising a low-flush WC, white vanity wash hand basin and a walk-in shower with low-maintenance aqua panelling.

Bedroom One

9' 9" x 14' 5" (2.96m x 4.40m)

A spacious double bedroom featuring a window to the front aspect and a decorative Victorian cast iron fireplace, which provides an attractive focal point to the room.

Bedroom Two

7' 5" x 11' 4" (2.26m x 3.45m)

Another well-proportioned double bedroom featuring a window to the front aspect.

Outside

Outside, the property benefits from a pleasant seating area, ideal for outdoor dining. Please note that access is via the neighbouring garden.



Bathroom
3.17 x 1.69 m
10'4" x 5'6"

Dining Kitchen
3.73 x 1.20 m
12'3" x 3'11"

Living Room
3.80 x 4.46 m
12'5" x 14'7"

Bedroom Two
2.26 x 3.45 m
7'4" x 11'3"

Bedroom One
2.96 x 4.40 m
9'8" x 14'5"

Entrance Hall
1.09 x 1.47 m
3'7" x 4'9"



Approximate total area⁽¹⁾

60.3 m²
650 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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