



28 Derby Road, Wircsworth - DE4 4BG
£265,000



28 DERBY ROAD

Wirksworth, Matlock

Grants of Derbyshire are delighted to present this beautifully maintained three-bedroom semi-detached home, ideally positioned on the outskirts of the sought-after market town of Wirksworth. The property benefits from gas central heating and uPVC double glazing throughout. The accommodation includes an inviting entrance hall, a modern kitchen, spacious living room and a bright conservatory overlooking the garden. To the first floor are three bedrooms and a contemporary family bathroom. At the front, the property benefits from a driveway offering off-street parking for multiple vehicles. The side pathway leads through to the generous rear garden, which is currently gravelled and presents an excellent blank canvas for future planting or design. Viewing Highly Recommended. Virtual Tour Available.

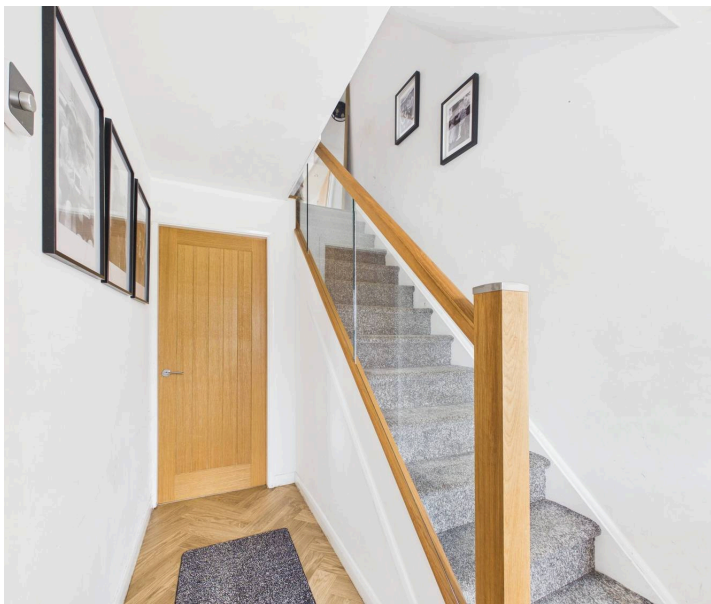
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three bedrooms
- Semi-Detached
- Rear Garden
- Off-road parking
- Well-presented
- EPC rating C
- Virtual tour available





Ground Floor

The property is accessed via the driveway where a uPVC double glazed front door opens into the

Entrance Hall

6' 2" x 12' 0" (1.88m x 3.65m)

This inviting entrance hall features quality herringbone-style wood-effect vinyl flooring and a built-in cupboard, ideal for storing coats and shoes. Ahead, the staircase with glass panels leads up to the first floor, while a door straight ahead opens into the

Living Room

15' 2" x 11' 7" (4.62m x 3.53m)

The herringbone-style vinyl flooring continues into the living room, which features modern wall lights positioned either side of wooden panelling, creating an attractive focal point. A glass sliding door opens into the

Conservatory

12' 3" x 9' 3" (3.73m x 2.82m)

With wood-effect uPVC double glazed panels and a polycarbonate roof, this is a most useful addition to the home with matching French doors which lead out to the garden.

Kitchen

8' 10" x 11' 11" (2.68m x 3.63m)

Fitted with laminate flooring and a range of modern wall, base and drawer units, complemented by a laminate worktop.

Integrated appliances include a four-ring gas hob with oven below and extractor hood above, along with a black inset sink and mixer tap. There is space for a full-size fridge-freezer and plumbing for both a washing machine and a tumble dryer. A front-aspect uPVC double-glazed window provides natural light, while a side-aspect door gives direct access to the garden.

First Floor

Stairs from the entrance hall rise up to the first floor landing.



Bedroom One

8' 9" x 12' 0" (2.67m x 3.65m)

A generous double bedroom featuring a front-aspect uPVC double-glazed window that enjoys views of the hills and surrounding countryside.

Bedroom Two

8' 11" x 11' 8" (2.71m x 3.55m)

Another double bedroom with a uPVC double glazed window to the rear aspect, offering views of the garden.

Bedroom Three

6' 1" x 6' 9" (1.85m x 2.06m)

With a window to the rear aspect, this third bedroom would make an ideal home office or single bedroom.

Bathroom

6' 3" x 6' 1" (1.91m x 1.86m)

This part-tiled modern family bathroom is fitted with a three-piece suite comprising a low-flush WC, a white vanity unit with wash hand basin and a walk-in shower. Additional features include a front-aspect uPVC double-glazed window and a chrome ladder-style heated towel rail.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1951.56 per annum.

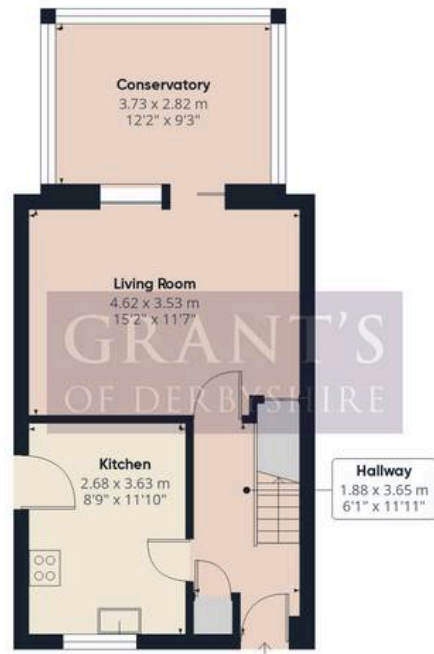
Directional Notes

From the centre of Wirksworth, head downhill on St John Street (B5023) towards Derby. Go straight ahead at the mini roundabout. Continue in the direction of Derby and this home will be found on the right hand side, just before the Car Wash and garage on the left hand side.

Outside

At the front, the property benefits from a driveway offering off-street parking for multiple vehicles. The side pathway leads through to the generous rear garden, which is currently gravelled and presents an excellent blank canvas for future planting or design.





Floor 0



Floor 1



Approximate total area⁽¹⁾

75.2 m²

809 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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