BRICKS + MORTAR

Greenway Croft, Wirksworth
Matlock, DE4 4PB

Located in the heart of the town centre, this home has no upward chain and vacant possession. With an allocated parking space and secluded south-facing garden, this home offers the opportunity to upgrade and add value. This would make a perfect family home, situated as it is within walking distance to schools and a nursery, parks, cinema, leisure centre and Hannage Brook medical centre.

On the ground floor, the entrance hallway leads through to the sitting room, kitchen and dining room. To the first floor are three bedrooms, the family bathroom and two store cupboards. The neat front and rear gardens have lawns and mature bushes, with a dining patio at the rear.

Wirksworth has just been named by The Sunday Times as 'the best place to live in Derbyshire'. It is rightly known as The Gem of the Peak and the town centre includes a wealth of thriving independent retailers, eateries and pubs. The High Peak Trail traverses the northern edge of the town and Carsington Water, Chatsworth House, the Peak District, Matlock, Bakewell and Buxton are all within a short drive.

- No upward chain and vacant possession
- Located in the heart of the town centre
- Opportunity to upgrade and add value
- Neff oven and hob
- Secluded south-facing garden
- Walking distance to schools and nursery
- Wirksworth named Sunday Times 'Best place to live in Derbyshire'
- Allocated parking space
- Close to parks, cinema, leisure centre and medical centre
- Three bedrooms, one bathroom and two reception rooms

£205,000

Greenway Croft, Wirksworth, Matlock, DE4 4PB

Front of the home
From your allocated parking space, it is a 30 second gentle stroll slightly downhill to the front of this home. The front garden has a neat lawn with mature bushes including an evergreen spindle and two oriental arborvitae. A gated path to the right of the home leads to the rear garden. There is a modern timber fence to the left of the path up to the front door. Enter the home through the half-glazed composite front door.

Entrance Hallway
The carpeted hallway has stairs to the first floor immediately in front, a radiator, ceiling light fitting and under-stairs cupboard. Matching white panelled doors with brass coloured handles lead into the sitting room, kitchen and on through to the dining room.

Sitting Room
12'7" x 11'1" (3.85 x 3.4)
This spacious room is carpeted and has a wide north-facing window looking out to the communal garden. A gas fire sits upon a marble plinth and the room has a radiator and ceiling light fitting. There is plenty of room for sofas and furniture.

Kitchen
9'6" x 8'0" (2.9 x 2.45)
This well-designed room has lots of storage in a good number of country-style high and low level cabinets and drawers. Behind the door on the left is space for a fridge-freezer. To the right are chest-height Neff double ovens with cabinets above and below. The long U-shaped worktop has tiled splashbacks and a four-ring Neff gas hob. Beneath the large south-facing window, with views to the rear garden, is a modern black sink and drainer with chrome mixer tap. Beneath the sink is space and plumbing for a washing machine. The kitchen also has laminate flooring, a ceiling light fitting and door to the dining room.

Dining Room
10'2" x 9'6" (3.1 x 2.9)
This versatile bright and airy room has fully-glazed double French doors to the rear garden. This room could be a dining room, home office, a convenient play room beside the kitchen, second reception room or any combination of those. The room is carpeted and has a radiator and ceiling light fitting.

Stairs to first floor landing
Carpeted stairs with a banister on the right and handrail on the left lead up to the L-shaped landing. There is a ceiling light fitting and loft hatch overhead. Matching doors lead into the bathroom, three bedrooms and two separate storage cupboards.

Bathroom
6'2" x 6'0" (1.9 x 1.85)
The well-presented bathroom has a shell-designed ceramic WC and matching ceramic pedestal sink with chrome taps. The bath also has chrome taps and a Triton electric shower over. The room has laminate flooring, frosted double-glazed window, radiator, mirrored wall-mounted cabinet, recessed ceiling spotlights and floor-to-ceiling tiles.

Bedroom One
12'5" x 9'8" (3.8 x 2.95)
A spacious double bedroom at the rear of the home, this has south-facing views over the rear garden and - with the window open - views left to the verdant hilly countryside above Wash Green. The room is carpeted and has a radiator, ceiling light fitting and Ideal Logic boiler.

Bedroom Two
11'5" x 9'1" (3.5 x 2.78)
This double bedroom at the front has views over the wide communal lawn and over rooftops opposite to the hills beyond. The room has pine-effect laminate flooring, a radiator and ceiling light fitting.

Bedroom Three
8'6" x 6'6" (2.6 x 2)
Located at the front of the home, this single bedroom includes an over-stairs cupboard with hanging rail, transforming it into a useful wardrobe. The room is carpeted and has a radiator, ceiling light fitting and similar views to Bedroom Two.

Rear Garden

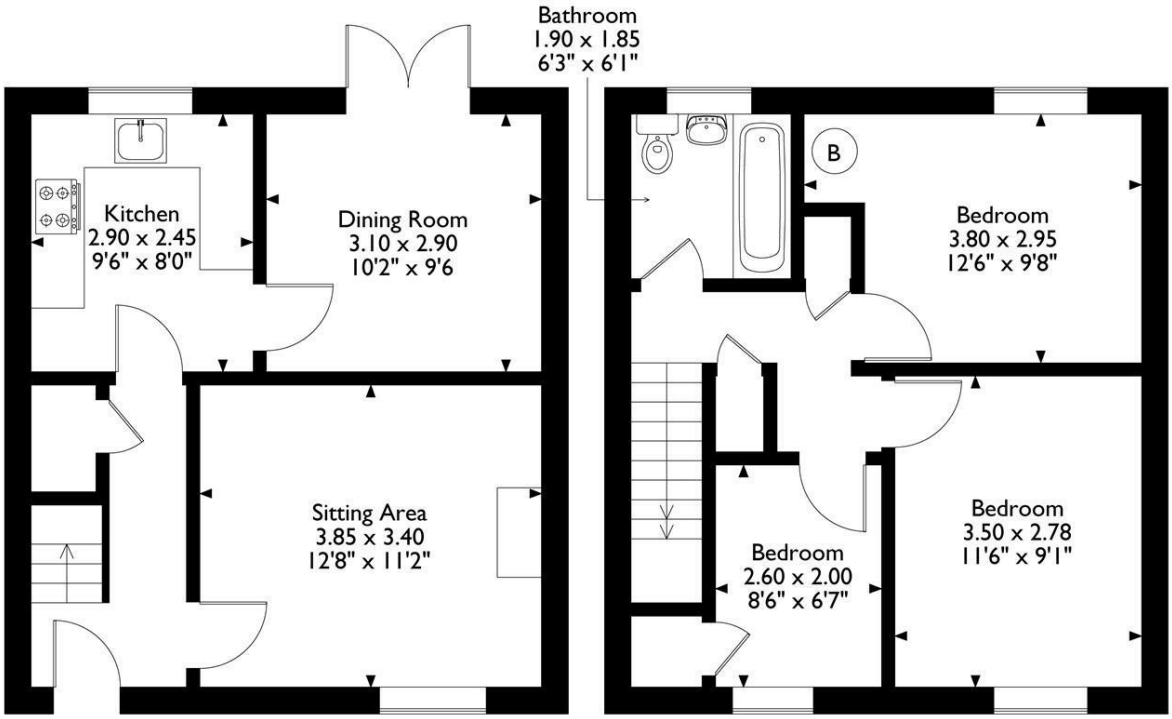
Accessed from the dining room and from the side gate, you alight upon the paved dining patio, with plenty of space for an outdoor dining set. There are outside lights and a wall-mounted tap. The low dry stone wall has three steps up to the lawn with flower beds to the right. This tranquil garden has a tall dry stone wall at the end and timber fences each side. This is a lovely easy-maintenance garden suitable for entertaining and for children to play in.

N.B. New EPC pending

Disclaimer

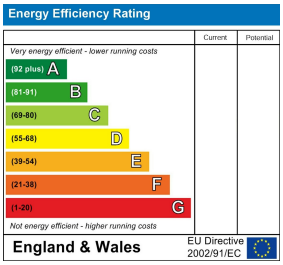
IMPORTANT NOTE TO POTENTIAL PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us

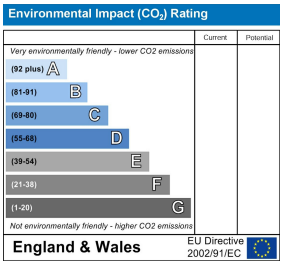
19 Greenway Croft
Approximate Gross Internal Area
74 Sq M / 797 Sq Ft



Ground Floor **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315