



GRANT'S  
OF DERBYSHIRE

The Birches, Derby Road, Wirksworth DE4 4BG  
Offers Around £415,000

Grant's of Derbyshire are delighted to offer For Sale this detached home which occupies a peaceful cul-de-sac location on the edge of the popular market town of Wirksworth. Close to open countryside and enjoying far reaching views, it benefits from beautiful gardens to both the front and rear and the accommodation itself briefly comprises large sitting room, separate dining room, fitted kitchen, conservatory, study/snug, guest cloakroom and utility. To the first floor are five bedrooms, with en suite to bedroom one, and the family bathroom. A block paved driveway to the front provides parking for two vehicles and leads to the integral garage. There is also an electric car charging point to the front wall. An air source heat pump services the heating and hot water for the home and there is also the advantage of solar panels providing a feed in tariff. There is uPVC double glazing throughout. Viewing Highly Recommended.



## Ground Floor

To the front of the property, beneath the storm porch, is a part glazed entrance door with side window which opens into the

### Entrance Hallway

A welcoming space lit by inset spotlights and having ceramic tiled flooring which extends through to the kitchen. Doors open to the study, guest cloakroom, sitting room and the kitchen and the stairs lead up to the first floor. There is a good amount of open, useable space beneath the staircase.

### Study/Snug 9'6" x 8'0" (2.92m x 2.44m)

Used by the current owner as a study, this room would serve equally well as a playroom or cosy snug. The large window to the front looks out onto the driveway and the foregarden.

### Guest Cloakroom 6'9" x 2'10" (2.08m x 0.87m)

With tiled flooring this room is fitted with a low flush WC, wall hung wash hand basin with tiled splashback and an extractor fan.

### Sitting Room 16'11" x 12'4" (5.17m x 3.77m)

A most pleasant and spacious reception room with the window to the front providing a pleasant outlook onto the beautiful garden. The room is lit by wall lights as well as ceiling lights and the focal point is the fireplace which houses the wood burning stove upon a stone hearth. This was fitted in 2015 by Blood Brothers. To the rear of the room are folding doors opening to the

### Dining Room 12'3" x 9'5" (3.75m x 2.89m)

With wall lights as well as the central ceiling light. To one side is a door opening to the kitchen and to the rear are glazed sliding doors to access the

### Conservatory 12'2" x 7'6" (3.73m x 2.31m)

An excellent addition to the home. Having tiled flooring and windows to three aspects, this really does provide the perfect place to sit and enjoy the peace and quiet in all weathers. Double doors to the side open out onto the exterior.

### Kitchen 14'0" x 9'3" (4.27m x 2.84m)

This spacious kitchen is fitted with a good range of matching wall and base units with roll top work surfaces and tiled splashbacks. The one and a half bowl sink with swan neck mixer tap is ideally located beneath one of the two windows to the rear aspect which look out onto the garden. Integrated appliances include the Bosch

double electric oven, installed in 2022, the Neff induction hob which was fitted in 2021 as well as the fridge and the freezer. A door opens to the hallway and a further door provides access to the

### Utility 8'1" x 5'4" (2.48m x 1.64m)

With tiled flooring, this room is fitted with a wall unit and a work surface beneath which is space and plumbing for a washing machine with adjacent space for a dryer. A part glazed door with side window provides access to the rear garden and an internal door opens to the garage.

### First Floor

The staircase leading up from the entrance hallway reaches the

### Landing

From where doors open to the four bedrooms and the family bathroom. There is also access to the attic space and a further door opens to the airing cupboard which houses the hot water cylinder.

### Bedroom One 15'3" x 12'4" (4.67m x 3.76m)

This is a very spacious double bedroom with the benefit of built-in furniture providing a good amount of storage. The window to the front aspect allows a pleasant and far reaching view towards Kirk Ireton. To the side of the room is a door opening to the

### En Suite 4'11" x 4'7" (1.50m x 1.41m)

With tiled flooring and an obscured glass window to the front aspect, this room is fitted with a contemporary style suite comprising concealed unit dual flush WC and a wash hand basin with mixer tap, tiled splashbacks and vanity unit beneath.

### Bedroom Two 12'4" x 10'10" (max) (3.78m x 3.32m (max))

The second double bedroom is also at the front of the home benefitting from far reaching countryside views. To one side is a door opening to the

### Study / Bedroom Five / Nursery 12'7" x 8'0" (3.84m x 2.46m)

This room could be used for a number of purposes from an additional home office, bedroom or it could make the perfect nursery. The view from the gable window is particularly pleasant over the top of Haarlem Mill and up towards Pitty Wood.

### Bedroom Three 11'0" x 9'7" (3.37m x 2.93m)

With a window to the rear aspect.

### Bedroom Four 9'9" x 7'10" (2.99m x 2.40m)

Also to the rear of the home with views in the direction of the town.

### Bathroom 8'6" x 6'9" (max) (2.61m x 2.07m (max))

Having a window to the rear aspect, this room has tiled flooring and is fitted with a stylish three piece suite comprising large walk-in cubicle with Aqualisa shower, concealed unit WC and a wash hand basin set within a vanity unit. The room is lit by inset spotlights and there is a ladder style towel radiator.

### Outside

To the front of the property is a block paved driveway providing parking for two vehicles and leading to the garage. Adjacent to this is a beautiful landscaped foregarden incorporating a gravelled seating area, a pond and well stocked and colourful borders. Around both sides of the home is footpath access to the rear garden which is fully enclosed by hedging. There is a paved patio and a well established garden with a variety of plants and trees.

### Garage 17'6" x 8'2" (5.35m x 2.51m)

Accessed internally from the utility room and from the front through the timber double doors. The garage has the benefit of both power and light and there is a window to the side elevation.

### Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band E which is currently £2851 per annum.

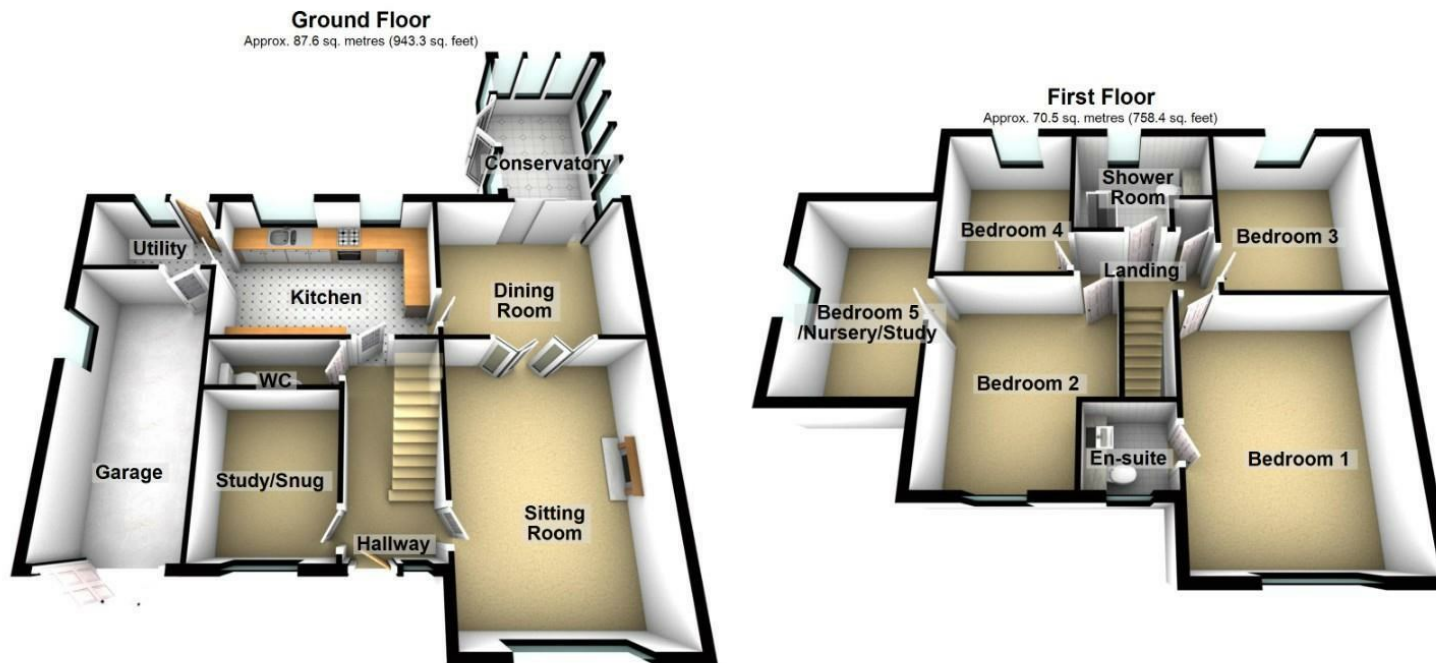
The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

### Directional Notes

The approach from our office on St John Street in Wirksworth is to head south on the B5023 in the direction of Derby. Go straight on at the mini roundabout and just before leaving Wirksworth, there is Haarlem Mill on the right hand side and TDP Ltd on the left. Take the next turn on the left hand side into a cul-de-sac where The Birches is located in the left hand corner.







Total area: approx. 158.1 sq. metres (1701.7 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

