



19 Wash Green, Wirksworth - DE4 4FD
£475,000



19 WASH GREEN

Wirksworth, Matlock

We are delighted to offer For Sale, this handsome, four bedroom, two bathroom townhouse which is located in this historic area of Wash Green, just a short walk from the centre of this popular town of Wirksworth. This home has undergone an extensive but sensitive programme of refurbishment whilst retaining a wealth of character and original features. The property benefits from gas central heating, double glazing and is extremely well presented throughout. The accommodation comprises; a bespoke fitted kitchen with granite worktops, a living room, dining room/studio, four bedrooms, a bathroom and separate shower room. Outside, the property benefits a larger than expected garden, presented over two levels, the upper level enjoying stunning views across town and having a high level of privacy. Quite uniquely, this home has off street parking for two vehicles. Viewing Highly Recommended. Virtual Tour Available.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Four Bedroom Town House
- Located In Historic Wash Green, Just a Short Walk From The Centre of Wirksworth
- Lots of Character & Original Features Throughout
- Two Bath/Shower Rooms
- Off Street Parking For Two Vehicles
- Energy Rating Applied For
- Extremely Well Presented
- Dining Room/Studio
- Landscaped Terraced Gardens With Stunning Views Towards Town





The Location

This home is located in Wash Green, just minutes away from the heart of Wirksworth's historic town centre, with a good range of independent shops, restaurants, pubs and cafes, and a lively arts and social scene including the famous Arts Festival. There are medical facilities and good schools nearby and excellent transport links including regular bus services, trains from nearby Cromford, and you can even catch a steam train to Duffield on the Ecclesbourne Valley Railway! The Derbyshire Dales offer beautiful countryside walks and cycle rides, and nearby Carsington Water has watersports, walks and wonderful wildlife. A short drive takes you to the Peak District National Park. Nearby towns such as Ashbourne and Matlock offer further facilities, and the city of Derby is just half an hour away by car. Nottingham and Sheffield are also within easy reach.

Kitchen

15' 9" x 5' 11" (4.81m x 1.80m)

With a recently installed limestone tiled floor, here we have a good range of solid wood, bespoke-fitted kitchen units and drawers with a contrasting black granite work surface over. This room is bathed in natural light thanks to the glazed panels above and the part glazed door which leads out to the rear courtyard. There are wood-panelled splashbacks, open display cupboards, high level, recessed shelving and downlighters. There is a freestanding gas cooker, a dishwasher, space and plumbing for a washing machine and a Belfast sink with mixer tap over. A large opening leads through to the

Lobby

8' 0" x 6' 11" (2.45m x 2.12m)

Having space for an upright fridge freezer and there is a bespoke-fitted cupboard. A multi-paned door opens to reveal the

Dining Room/Studio

12' 0" x 9' 11" (3.65m x 3.02m)

This is a fantastic addition to the home, with full height glazed panels to the front aspect and a large Velux window overhead flooding this room with natural light.



There is a chrome heated towel rail and a rear aspect window with bespoke-fitted window shutters.

Second Floor Landing

2' 4" x 5' 2" (0.70m x 1.58m)

On arrival at the second floor landing, the first latched cottage door on the right leads into

Bedroom One

8' 9" x 14' 6" (2.67m x 4.42m)

The principal bedroom, stylishly decorated and having a front aspect sash window providing rooftop views over the town. There is a bank of fitted wardrobes which provide a good level of garment storage.

Bedroom Two

7' 10" x 10' 1" (2.40m x 3.07m)

Another good sized room, neutrally decorated and having a front aspect sash window.

Shower Room

6' 5" x 6' 0" (1.95m x 1.84m)

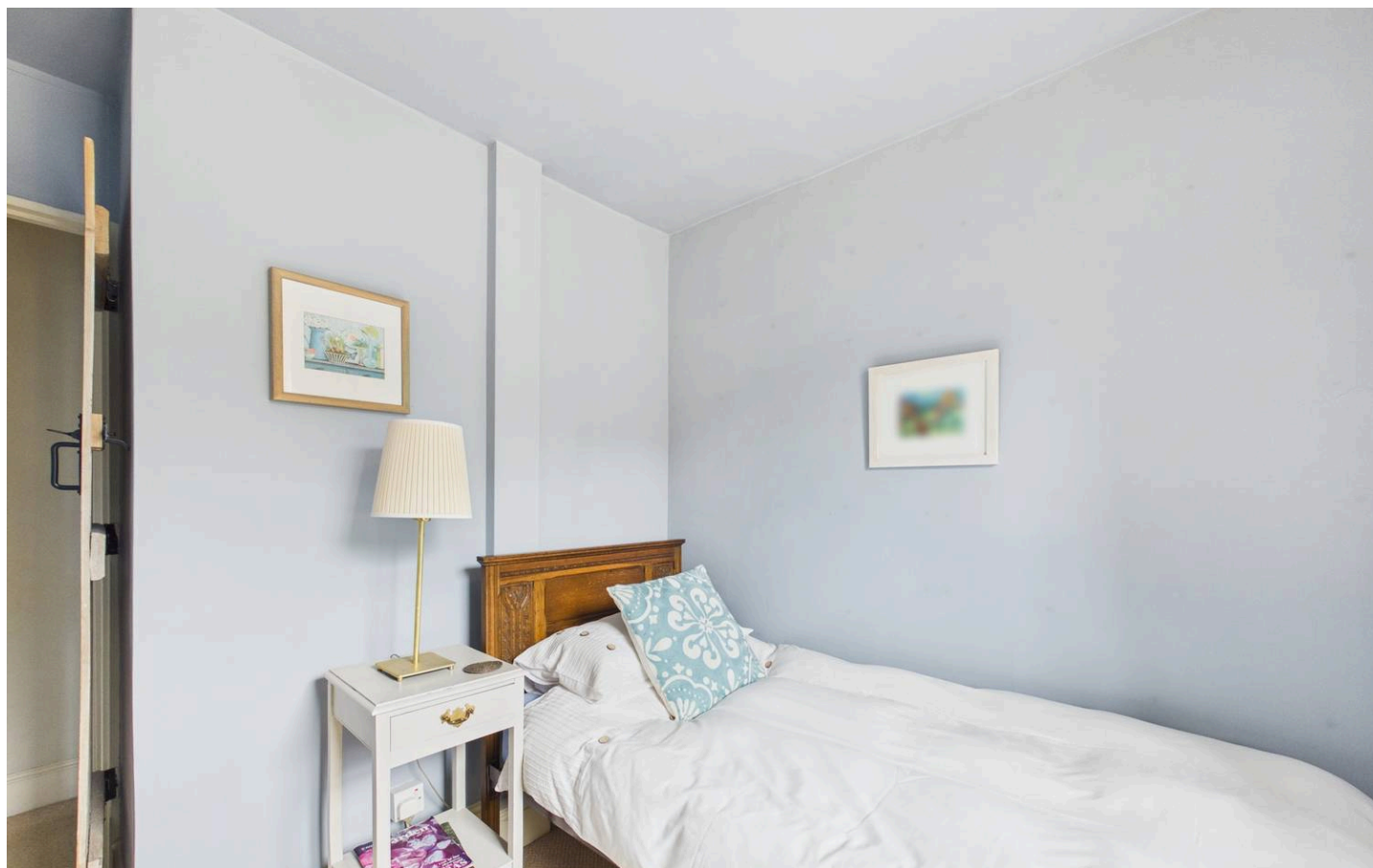
With a wood-effect vinyl flooring and a suite comprising of a tiled shower enclosure with thermostatic shower fittings over, a low flush WC and a vanity wash hand basin with storage cupboard beneath. There is a heated towel radiator and a low level multi-paned window to the rear aspect with bespoke-fitted shutters. The built-in cupboard houses the "Ideal" gas combination boiler.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1841.28 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2026/2027. 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

From our office on St John Street in Wirksworth, proceed up the road towards The Red Lion pub and take a right hand turn into Coldwell Street. Follow the road down and then up and over the railway bridge and into Wash Green. Our property will be located on the left hand side as identified by our For Sale sign.





GARDEN

Immediately to the front of the dining room there is a paved courtyard area, facing due south, ideal for that morning cup of coffee or lunch and enjoying a high level of privacy. To the side of the property, at ground level, there is a low maintenance garden

GARDEN

To the side of the home, adjacent to number 15, a pathway and ornate gate lead to a ground level, fully enclosed, low maintenance garden. A gate leads to a gravelled driveway which provides easy parking for two vehicles. At the rear of the property there is a shared pathway with a brick built store for the storage of tools/firewood. There is also a discreet storage area for household bins etc.

GARDEN

Stone steps from the lower garden lead up to this fabulous stone flagged terrace, a real sun trap offering superb rooftop views back towards the centre of town. The current vendors have landscaped this area with a number of interesting zones with well stocked borders and a number of well positioned seating areas to take advantage of the sunlight throughout the day. There is a lean-to in the top area for barbeque & garden furniture. There is also a brick-built barbeque stand.

OFF STREET

2 Parking Spaces

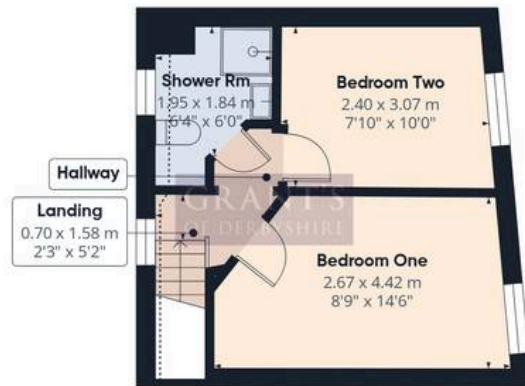




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

95.1 m²

1024 ft²

Reduced headroom

0.7 m²

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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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