

10 Yokecliffe Crescent, Wirksworth - DE4 4ER

Offers Over £350,000







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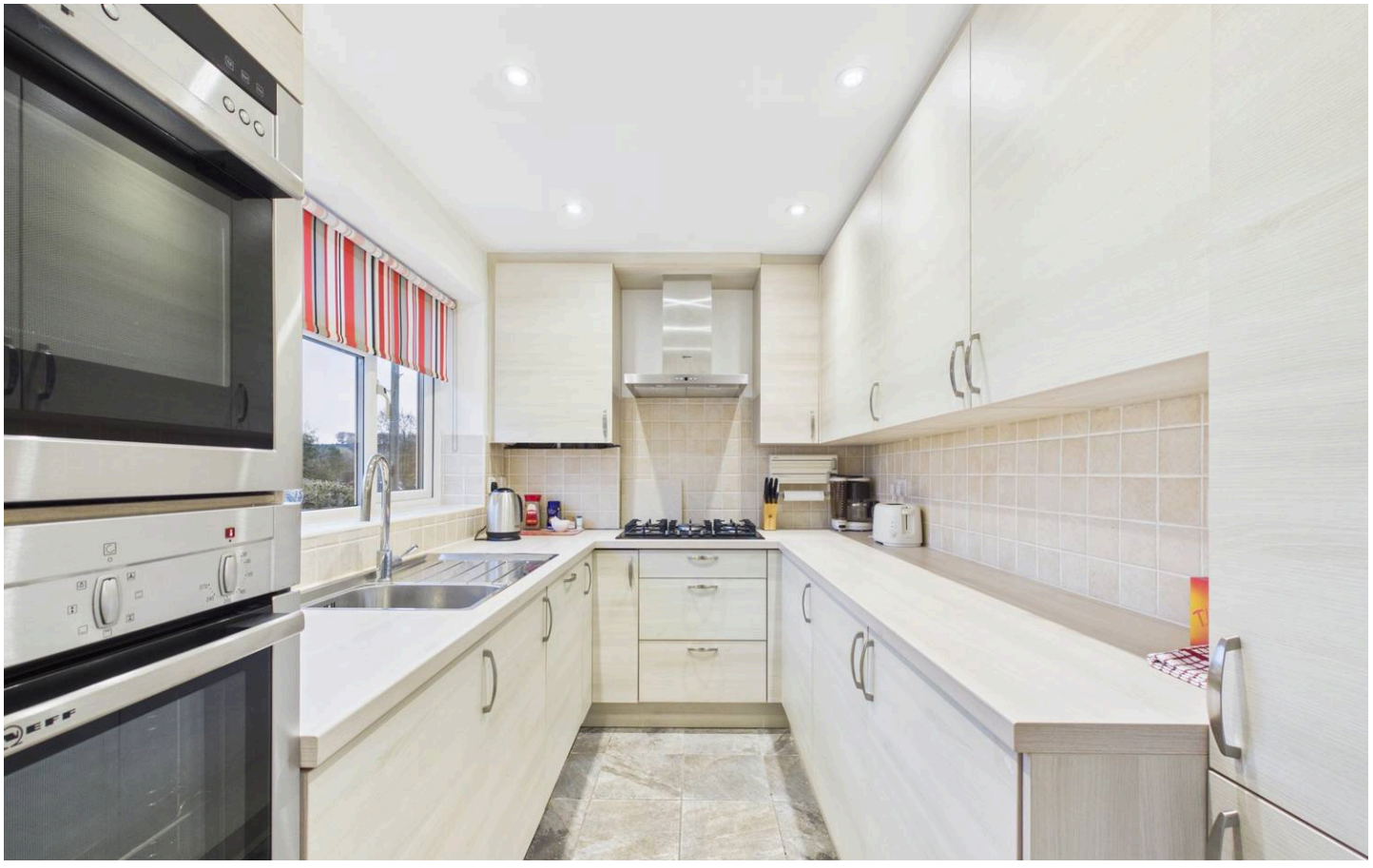
Wirksworth, Matlock

A particularly well-presented and extended two-bedroom detached bungalow, conveniently situated within easy walking distance of Wirksworth town centre. Offering spacious and well-appointed accommodation, the property benefits from gas-fired central heating and uPVC double glazing throughout.

The accommodation briefly comprises an entrance hallway, fitted kitchen with integrated appliances, spacious L-shaped sitting room, generous conservatory overlooking the garden, exceptionally spacious principal bedroom suite with en-suite shower room, a further double bedroom and a separate shower room.

Outside, the property enjoys attractive, well-maintained gardens with lawned areas, established planting and paved patios, ideal for outdoor dining and relaxation. A block-paved driveway provides ample off-street parking and access to a brick-built detached garage.

Offered for sale with no upward chain, viewing is highly recommended.







Entrance Hallway

A composite panelled entrance door with opaque double glazing and matching glazed side screen opens into this welcoming L-shaped hallway. Finished with tiled flooring, the hallway benefits from a useful built-in cloaks cupboard and a ceiling hatch providing access to the roof space. Sliding panelled doors lead into the kitchen and sitting room, whilst three further panelled doors open to the shower room, second bedroom and the main bedroom suite.

Kitchen

10' 1" x 6' 8" (3.08m x 2.02m)

The kitchen is well appointed with a good range of contemporary light wood-effect wall and base units, incorporating coordinating work surfaces and tiled splashbacks. It is equipped with quality integrated Neff appliances, including a fan-assisted oven with matching microwave above, five-ring gas hob with stainless steel extractor hood and a dishwasher. There is also an integrated fridge and freezer along with space and plumbing for an integrated washing machine. The gas-fired combination boiler, providing domestic hot water and central heating, is neatly concealed within a corner cupboard. A stainless steel sink with swan-neck mixer tap is ideally positioned beneath a wide window which overlooks the front garden and offers delightful views across the neighbouring rooftops towards the surrounding hillsides. The kitchen is finished with tiled flooring and inset ceiling spotlights.

Sitting Room

17' 1" x 10' 11" (5.20m x 3.33m)

A spacious and comfortable L-shaped sitting room offering ample space for a variety of seating arrangements. A feature fireplace with timber surround, contrasting hearth and inset living flame gas fire provides an attractive focal point. There is a window to the side aspect and to the rear are glazed double doors with matching full-height windows to either side. These lead through to the conservatory, creating a lovely connection between the two reception areas and allowing views through to the garden beyond.

Conservatory
15' 8" x 10' 0" (4.77m x 3.06m)
A superb addition to the bungalow, this generously proportioned conservatory provides a delightful space for both dining and relaxation, with lovely views over the garden. The vaulted ceiling incorporates four roof lights, whilst glazing to two sides allows natural light to flood the room. Glazed double doors to the rear open directly onto the paved patio and garden, with a further glazed door providing access to the side of the property. The room is finished with floor tiling, inset ceiling spotlights and ample space for a dining table alongside comfortable seating. A wonderful room from which to enjoy the garden throughout the seasons.

Shower Room
7' 0" x 5' 7" (2.14m x 1.70m)
This fully tiled room is fitted with a three-piece suite comprising a low flush WC, pedestal wash hand basin with chrome taps and a spacious walk-in shower enclosure with thermostatic shower. There is an obscured glass window to the front aspect and the room is finished with a ladder style heated towel rail.

Bedroom Two
12' 1" x 8' 6" (3.68m x 2.58m)
Positioned at the front of the property, this double bedroom enjoys a delightful outlook over the garden and across neighbouring rooftops towards the surrounding countryside. The room offers ample space for freestanding wardrobes and additional bedroom furniture as required.

Bedroom One
18' 4" x 11' 6" (5.60m x 3.51m)
A particularly impressive feature of the bungalow is this exceptionally spacious main bedroom suite, offering a wonderful sense of space and privacy. The bedroom itself is of generous proportions, comfortably accommodating a king-sized bed alongside an extensive selection of bedroom furniture, with ample room for a dressing or seating area. The windows to the side and rear aspects both provide pleasant outlooks over the garden. The bedroom is approached via its own inner hallway, creating a degree of separation from the main accommodation and adding to the feeling of a private suite. This area also provides access to the adjoining shower room.









Ensuite Shower Room

6' 1" x 5' 7" (1.85m x 1.70m)

The en-suite shower room is fully tiled and fitted with a white three-piece suite comprising a pedestal wash hand basin, low-level WC and a generous walk-in shower enclosure with thermostatic shower. Further features include a ladder-style heated towel rail and an obscure-glazed window to the side aspect.

Front Garden

The bungalow enjoys an attractive and beautifully maintained front garden, with neatly kept lawns bordered by established shrubs, flowering plants and mature hedging, providing colour and interest throughout the seasons. The garden enjoys a pleasant outlook across neighbouring rooftops towards the surrounding hillsides. A block-paved pathway leads to the main entrance door and continues around the side of the home to the rear garden.

Rear Garden

The rear garden is equally well-maintained and offers a pleasant and relatively private setting in which to relax and enjoy the outdoors. A generous paved patio sits immediately outside the conservatory, providing an ideal space for garden furniture and outdoor dining, with steps leading down to a further paved seating area. Beyond the patio is a neatly kept lawn, bordered by established hedging, mature shrubs and a variety of planting. A further paved terrace extends along the side of the bungalow. The combination of lawn, established planting and generous paved seating areas creates an appealing outdoor space which is both attractive and manageable.

Garage

The detached brick-built garage measures 5.79m x 2.54m and is fitted with an electric roller door to the front. Benefiting from power and lighting, the garage also has a window to the rear aspect and a part-glazed pedestrian access door to the side.

Driveway

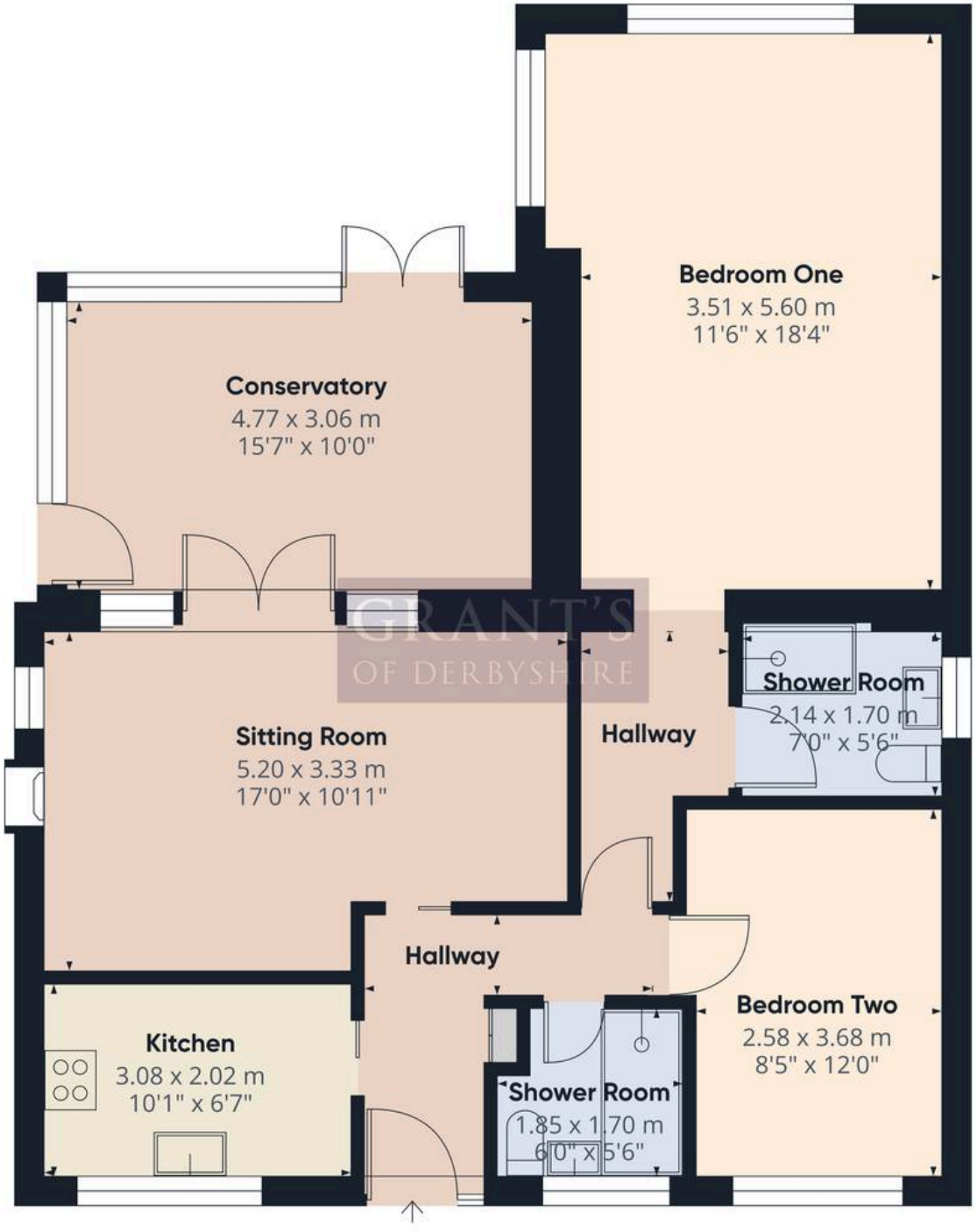
A generous block-paved driveway provides parking for up to three vehicles and leads to the garage.











W
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Floor 0 Building 1

GRANT'S
OF DERBYSHIRE

Approximate total area(1)

83.6 m²

900 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.

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