



**GRANT'S**  
OF DERBYSHIRE

8 Summer Lane, Wirksworth DE4 4EB  
Offers Around £475,000

Situated in one of Wirksworth's most desirable and sought-after locations, this spacious four/five bedroom dormer bungalow offers flexible and versatile accommodation with excellent potential. While the property would benefit from some modernisation, it presents an exciting opportunity to create a superb home. The property also enjoys the advantage of being within a short, level walk of Wirksworth town centre and its amenities. The accommodation benefits from gas central heating and sealed unit double glazing throughout and briefly comprises an entrance hallway, an open-plan dining kitchen, a generous living room, a ground floor bedroom, guest cloakroom, and an additional versatile room currently used as a study but easily adaptable as a further bedroom. To the first floor is the main bedroom with en-suite shower room, two further double bedrooms, and a family bathroom. Externally, the property enjoys an attractive rear garden featuring a paved patio area, a good-sized lawn, and steps leading down to an additional section offering further potential. From the rear of the home there is a most pleasant outlook over The Meadows, a well-regarded, community-owned public space. A single garage and driveway provide off-road parking for two to three vehicles. No upward chain. Viewing highly recommended.



## Location

Summer Lane is a desirable residential area, well placed for easy access to the local facilities, schools, medical centre and leisure centre. Wirksworth is a truly lived-in town with a real sense of community and offers a good variety of shops, places to eat, several notable public houses and the independent Northern Light Cinema. There is a lively arts scene and this includes the well renowned Arts Festival which takes place over a fortnight in September. It is surrounded by beautiful rolling countryside providing endless possibilities for walks from the door. Nearby Carsington Water has water sports, walks and wildlife and a short drive takes you into the Peak District National Park, the oldest National Park in England.

## Ground Floor

To the front of the home is the main entrance door with glazed panels. This opens into the

## Entrance Hallway

With wooden flooring and useful storage beside the staircase leading up to the first floor. Glazed panelled doors open to the dining kitchen, study, guest cloakroom and double doors provide access to the generous living room.

## Open Plan Dining Kitchen

### Dining Area 12'0" x 10'10" (3.68m x 3.32m)

The dining area is located to the front of the property and offers ample space for a good-sized dining table and chairs. A large window to the front aspect provides plenty of natural light, with a wide opening leading through to the kitchen area.

### Kitchen 11'7" x 11'5" (3.55m x 3.48m)

With a continuation of the vinyl flooring from the dining area, the kitchen is fitted with a range of wall and base units with roll top work surfaces and tiled splashbacks. There is a useful breakfast bar and integrated appliances include a dishwasher and an integrated electric oven with four ring gas hob and extractor hood over. The inset one and a half bowl sink with mixer tap is located beneath the window to the side aspect and there is a further window to the rear alongside a glazed door which opens out onto the exterior. An additional glazed panelled door opens to the entrance hallway.

### Study/Bedroom Five 11'11" x 9'5" (3.65m x 2.89m)

Having been used by the current owners as a study, this

room, with a window to the front aspect, could serve equally well as an additional bedroom, music room or playroom.

### Guest Cloakroom 6'9" x 2'9" (2.07m x 0.85m)

Fitted with a low flush WC and a wall hung wash hand basin with mixer tap.

A double cupboard fronted by louvred doors provides useful storage and houses the gas fired central heating boiler.

### Living Room 21'1" x 23'6" (max) (6.43m x 7.17m (max))

This living room is of a most generous size. The room has timber flooring, is lit by inset spotlights and the fireplace with a raised hearth houses a gas-fired stove and provides a pleasant focal point. A large window to the rear aspect enjoys a pleasant outlook, while glazed double doors give direct access to the outside space. To one side of the room is a door to

### Bedroom Four 19'9" x 9'1" (6.03m x 2.79m)

This is a good sized double bedroom with the window to the rear enjoying a pleasant view over the garden towards the Meadows and the surrounding area.

### First Floor

The staircase leading up from the entrance hallway splits two ways. On the left is

### Landing One

With access to a useful storage room which turns provides access to most generous storage in the eaves. From the landing is a door to

### Bedroom One 13'10" x 6'9" (4.22m x 2.06m)

This is a well-proportioned double bedroom with a rear aspect window overlooking the garden and The Meadows towards the surrounding area. The room benefits from built-in furniture providing ample hanging and storage space, along with additional storage within the eaves.

A door opens to the

### Ensuite Shower Room 7'8" x 6'6" (2.34m x 2.00m)

This part tiled room is fitted with a low flush WC, a pedestal wash hand basin and a walk-in shower cubicle with electric Mira shower. A Velux roof light to the side aspect allows natural light into the space.

### Landing Two

On the opposite side to the first landing is this second

space with doors opening to the remaining two bedrooms and the family bathroom.

### Bedroom Two 13'6" x 10'11" (4.14m x 3.34m)

A double bedroom with a window to the side aspect.

### Bedroom Three 13'6" x 9'9" (4.13m x 2.99m)

This bedroom would also accommodate a double bed and has a side aspect window.

### Family Bathroom 8'0" x 6'9" (2.46m x 2.06m)

With an obscured glass window to the front aspect, this room is fitted with a four piece suite comprising low flush WC, pedestal wash hand basin with mixer tap, panelled bath with tiled surround and a separate corner cubicle with thermostatic shower.

### Garage 11'0" x 8'0" (3.36m x 2.45m)

Accessed via an up and over door to the front and benefitting both power and light.

## Outside

To the front of the property is a block-paved driveway leading to the single garage and providing off-road parking for up to three vehicles. Gated pathways on both sides of the home give access to the delightful, fully enclosed rear garden. Immediately to the rear is a generous paved patio area, ideal for outdoor dining or relaxing while enjoying the pleasant outlook. Two separate sets of steps lead down, one passing a built-in pond, to a good-sized lawned garden. Beyond the lawn is an additional section of garden offering further scope and potential for development.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 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

From our office on St John Street proceed in the direction of Derby. At the mini roundabout take the right hand turn onto Summer Lane and number 8 can be found after approximately 50 metres on the right hand side.







**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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(B1 plus) A	71	(B1 plus) A	
(B1-B9) B	78	(B1-B9) B	
(B9-B11) C		(B10-B9) C	
(D5-D9) D		(D5-D9) D	
(D9-D11) E		(D9-D11) E	
(D11-D13) F		(D11-D13) F	
(F1-F20) G		(F1-F20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	