



St. John Street, Wirksworth Matlock, DE4 4DR

Located in a former bank, this modern apartment has an allocated parking space, integrated kitchen appliances, a sleek shower room and has been freshly decorated throughout. In the heart of Wirksworth, which has been named The Sunday Times 'best place to live in Derbyshire' the home has views of the charming town centre and through to St Mary's church and up to the surrounding hilly countryside.

The apartment comprises an entrance lobby, spacious kitchen-living room, double bedroom and shower room. The allocated parking space is accessed through the distinctive arches beside the main road and is located to the side of the building.

Located in the heart of the town centre, this home is within a two minute walk of all the thriving independent shops, cafes, restaurants and pubs, as well as the weekly market and monthly food market literally 60 seconds away. The fabulous Northern Light cinema is within a five minute walk, as is the Ecclesbourne Valley Steam Railway station. The schools, leisure centre and Hannage Brook medical centre are all also within a short walk, whilst the High Peak Trail traverses the northern edge of the town. Carsington Water, Chatsworth House and all the market towns and delights of the Peak District are only a short drive away.

- Ideal for first time buyers and downsizers
- In the heart of the town centre
- Modern kitchen with integrated washer-dryer, dishwasher and fridge-freezer
- Wirksworth named 'Sunday Times best place to live in Derbyshire'
- Modern apartment located in former bank
- Council Tax band A
- Security phone entry system
- Allocated parking space
- Freshly redecorated and with sash windows
- Stylish contemporary shower room

£137,500

St. John Street, Wirksworth, Matlock, DE4 4DR

Front of the home

From the allocated parking space, head through the communal entrance door and up the internal stairs to the first floor. Enter the flat through the front door with chrome handle.

Entrance Lobby

With good quality carpet and recessed spotlights. Matching white panelled doors with chrome handles open into the kitchen-living room, bedroom, cupboard and shower room. The cupboard houses an Ideal water tank and immersion heater.

Kitchen-Living Room

16'0" x 15'10" (4.9 x 4.85)

This is a fantastic light and airy dual aspect room, with views through the sash windows to the charming street scene - and over rooftops to the hilly countryside beyond the town. The room has laminate flooring, recessed ceiling spotlights, two wall-mounted electric heaters and space for dining and seating. The kitchen worktop has a range of fitted cabinets above and below including integrated appliances. These comprise a Hoover washer-dryer, Beko dishwasher and Candy fridge-freezer. The integral Belling four-ring induction hob has a brushed chrome extractor fan above and Candy electric oven below. Further along is an integral stainless steel sink and drainer with chrome mixer tap. The curtains in this room and the bedroom are included in the sale.

Bedroom

11'3" x 8'10" (3.45 x 2.7)

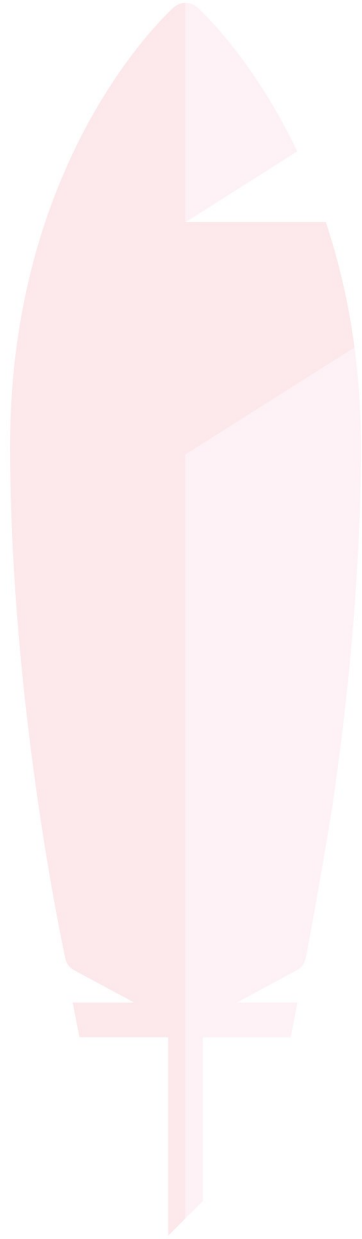
This double bedroom has a tall sash window with great views across to the church and above the jumble of rooftops to the tree-lined hills beyond. The carpeted bedroom has an electric wall-mounted heater, recessed spotlights and curtains.

Shower Room

7'2" x 6'2" (2.2 x 1.9)

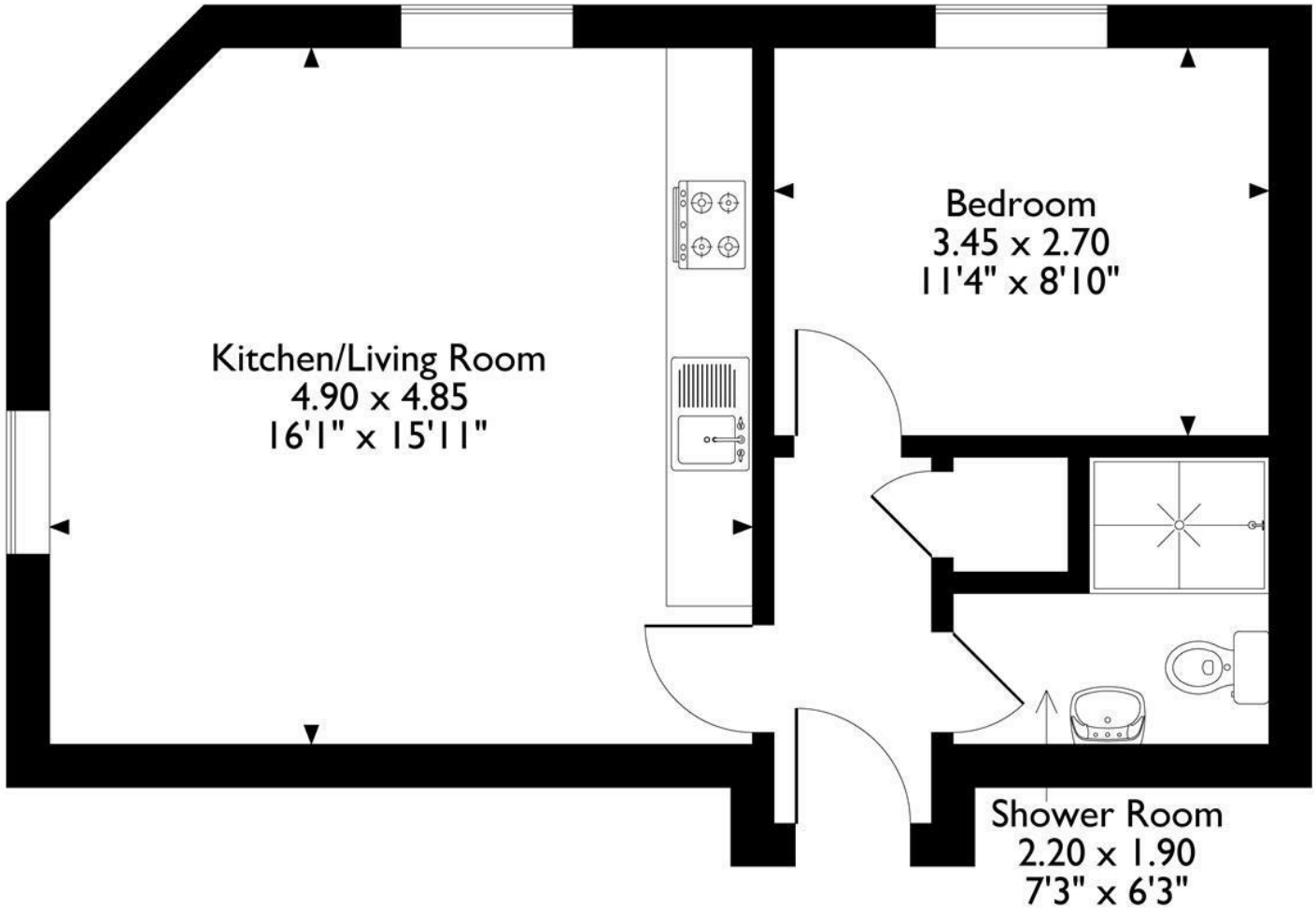
The stylish modern shower room has a porcelain tiled floor, recessed ceiling spotlights, extractor fan and Dimplex towel heater. The cubicle on the left has sliding glass doors and tiled surround and houses a mains-fed shower with monsoon shower head and separate hand-held attachment. There is a ceramic WC with integral flush and sleek vanity unit with ceramic sink and chrome mixer tap.



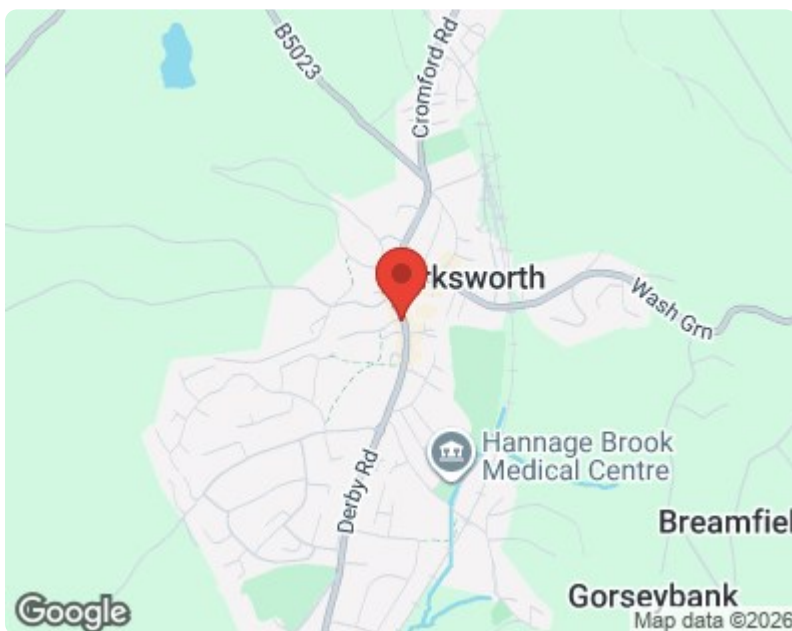


Flat 2, 4 St John's Street

Approximate Gross Internal Area 41 Sq M / 441 Sq Ft



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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