



34 North End, Wirksworth - DE4 4FG  
£185,000



## 34 NORTH END

Wirksworth, Matlock

Grant's of Derbyshire are delighted to offer for sale this characterful two-double-bedroom cottage, arranged over four floors and perfectly positioned in the heart of the historic market town of Wirksworth. The accommodation includes a dining kitchen, store room and bathroom on the ground floor; a living and dining area on the first floor; two double bedrooms on the second floor and a spacious attic room on the top floor. Outside, there is a charming rear garden along with a useful storage outbuilding. While the property would benefit from a programme of modernisation, it offers fantastic potential to create a truly stunning home in a sought-after location. Viewing is highly recommended. Virtual tour available. No upward chain.

Council Tax band: B

Tenure: Freehold

- Two bedroom Cottage
- Rear Garden
- Outbuilding
- No upward chain
- EPC has been ordered
- Viewing highly recommended
- Virtual tour available





## First Floor

The property is accessed from the front pavement which leads directly to the front entrance door. This opens into the

### Entrance Hall

14' 4" x 3' 1" (4.38m x 0.94m)

With stairs ahead that rise to the second floor and a door the left that leads directly into the

### Dining Area

11' 4" x 11' 5" (3.46m x 3.47m)

A bright and well-proportioned dining area, enhanced by a large window to the front and original wooden floorboards. The standout feature is the exposed brick chimney with an open fireplace, creating a charming focal point.

### Living Area

10' 4" x 10' 4" (3.16m x 3.15m)

The living area opens seamlessly from the dining space, with the wooden flooring running through both rooms. A large window to the rear aspect brings in plenty of natural light, while the stone-hearth fireplace adds character. A rear door leads to the first-floor landing.

## Second Floor

Stairs rise to the first-floor landing, where a stained-glass window provides a pleasant focal point, along with a useful built-in storage cupboard.

### Bedroom One

11' 5" x 14' 2" (3.48m x 4.33m)

This generous double bedroom features two front-aspect windows that provide excellent natural light, with a decorative hearth adding character and charm.

### Bedroom Two

10' 6" x 8' 2" (3.20m x 2.50m)

Another double bedroom with a window to the rear aspect, enjoying views of the countryside.



### Third Floor

Stairs from the second floor rise to the third floor.

### Attic Room

11' 5" x 14' 2" (3.49m x 4.31m)

A light and airy attic room featuring a skylight window and built-in storage cupboards. This versatile space would make an ideal home office, creative studio or workshop.

### Ground Floor

Stairs from the first floor descend to the ground floor directly into the

### Kitchen

9' 5" x 13' 9" (2.86m x 4.18m)

A generous kitchen area offering excellent potential for further enhancement. Currently fitted with wooden units, a large Belfast sink with a chrome mixer tap and a range cooker. A rear-aspect window provides natural light, while a door opens directly into the garden.

### Bathroom

9' 9" x 6' 9" (2.96m x 2.06m)

The bathroom is fitted with a three-piece suite comprising a low-flush WC, a white pedestal wash hand basin and a panelled bath, with a front-aspect window providing natural light.

### Store Room

6' 9" x 5' 1" (2.06m x 1.56m)

A useful store room fitted with shelving, providing practical additional storage.

### Outside

To the rear of the property is a charming garden, complemented by a useful outbuilding that provides excellent storage.



### Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1951.56 per annum.

### Directional Notes

From our office at the Market Place proceed across the road down Coldwell Street past the Red Lion Hotel then take a left hand turn by the monument onto North End where No.34 can be found on the right hand side as identified by our For Sale board.





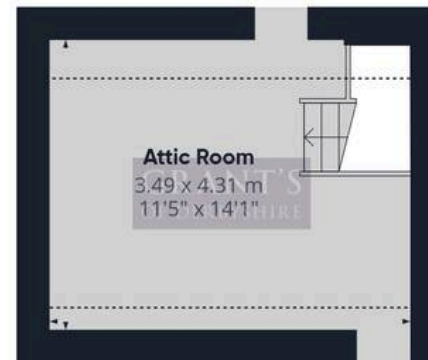
Floor 0



Floor 1



Floor 2



Floor 3

**Approximate total area<sup>(1)</sup>**

90.2 m<sup>2</sup>

970 ft<sup>2</sup>

**Reduced headroom**

2.7 m<sup>2</sup>

29 ft<sup>2</sup>

(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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