



34 Bournebrook Avenue, Wirsworth - DE4 4BA
£220,000



34 BOURNEBROOK AVENUE

Wirksworth, Matlock

Grants of Derbyshire are delighted to offer **For Sale** this spacious three-bedroom semi-detached home, located in the popular market town of Wirksworth. Arranged over two floors, the accommodation briefly comprises an entrance hall, living room, well-appointed dining kitchen and workshop to the ground floor. To the first floor there are three bedrooms and a family bathroom. Outside, the property benefits from a driveway to the front providing off-road parking, while the rear enjoys a generous, fully enclosed garden arranged with a paved area ideal for outdoor dining, together with two greenhouses. Whilst the home requires a scheme of modernisation, it presents excellent potential to create a wonderful home. No upward chain. Viewing highly recommended. Virtual tour available.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three bedroom Semi-Detached House
- Large Rear Garden
- Off-road parking
- Workshop
- No upward Chain
- EPC has been ordered
- Virtual tour available



Ground Floor

The property is accessed via paved steps leading to the uPVC front door, which opens directly into the entrance hall.

Entrance Hall

4' 6" x 6' 0" (1.38m x 1.83m)

This is an ideal area for storing coats and shoes, with the stairs ahead rising to the first-floor landing and a door to the right opening into the living room.

Living Room

11' 10" x 12' 4" (3.60m x 3.76m)

A generous room with a uPVC double-glazed window to the front aspect. The gas fire sits between the alcoves and is set within a wood and marble surround, creating a pleasant focal point.

Dining Kitchen

10' 4" x 18' 10" (3.14m x 5.74m)

Fitted with a range of white wall, base and drawer units, finished with a granite-effect worktop and white tiled splashbacks. Integrated features include a stainless steel sink with mixer tap and an extractor hood positioned above the space for a freestanding cooker. There is plumbing for a washing machine, and the room offers ample space for a dining table and chairs. French doors open onto the garden, while a side door provides access to the workshop.

Workshop

15' 11" x 9' 8" (4.84m x 2.95m)

A practical workshop space with both a front and rear door, providing access to the garden and the driveway.

First Floor

Stairs from the entrance hall rise to the first floor landing.



Bedroom One

11' 6" x 10' 11" (3.51m x 3.33m)

A generous double bedroom featuring a uPVC double-glazed front-aspect window offering distant countryside views, along with a fitted wardrobe providing ideal storage.

Bedroom Two

10' 4" x 10' 11" (3.16m x 3.34m)

Another double bedroom with a uPVC double-glazed rear-aspect window and fitted shelving providing useful storage.

Bedroom Three

9' 9" x 7' 6" (2.96m x 2.29m)

This is an ideal single bedroom or home office, featuring a uPVC double-glazed front-aspect window that enjoys the same distant countryside views as bedroom one.

Bathroom

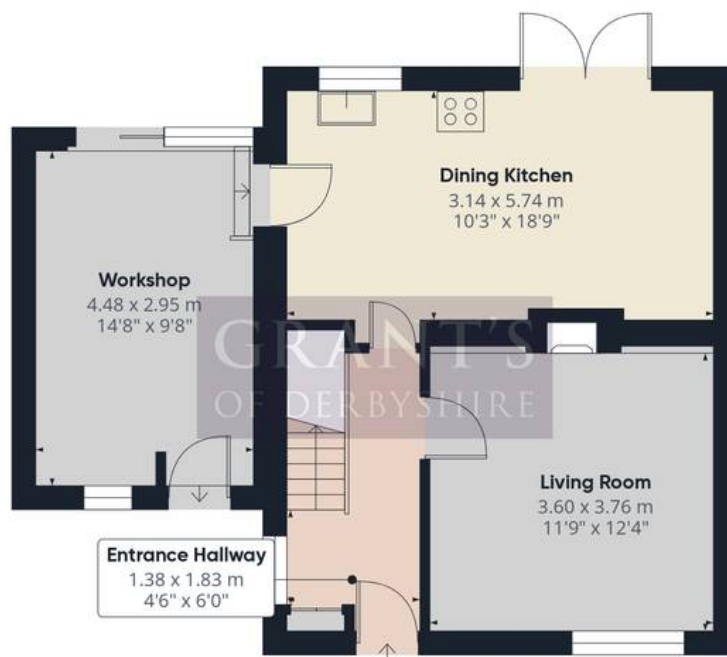
5' 7" x 7' 6" (1.70m x 2.29m)

A fully tiled bathroom fitted with a three-piece suite comprising a low flush WC, white pedestal wash hand basin and a panelled bath with shower over. It also includes two obscured-glass windows to the side and rear aspect.

Outside & Parking

Outside, the property provides a driveway to the front for off-road parking, while the rear enjoys a fully enclosed garden arranged with a paved area ideal for outdoor dining, along with two greenhouses.





Floor 0

Approximate total area⁽¹⁾

89.8 m²

966 ft²



Floor 1

(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.

GIRAFFE360





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