Sally Botham
ESTATES

55, Steeple Grange, Wirksworth.

£270,000

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

A newly refurbished semi-detached family home within easy reach of town amenities. 3 bedrooms, newly fitted family bathroom, dining room, sitting room with conservatory off, and newly fitted kitchen. gardens to front and rear, ample parking and detached garage.

STEEPLE GRANGE, Wirksworth

A newly refurbished semi-detached family home, ideally located within easy reach of the town centre, with accommodation offering: three bedrooms, family bathroom, sitting room, dining room, conservatory, and fitted kitchen. There are gardens to front and rear, driveway providing off-road parking for several vehicles, and a detached garage.

Wirksworth is an ancient market town steeped in history with many beautiful buildings. The town is located in the scenic Derbyshire Dales, surrounded by beautiful open countryside with fine views and delightful walks. Wirksworth is ideally situated on edge of the Peak District National Park, yet within easy reach of the towns of Matlock, Belper, and Ashbourne and the cities of Derby and Nottingham.

Entering the property via a composite entrance door with four double-glazed panels, the door opens to:

RECEPTION HALLWAY

Having a side-aspect UPVC double-glazed window, light wood-effect laminate flooring, central heating radiator with thermostatic valve, and a staircase rising to the upper-floor accommodation. Contemporary oak panelled doors open to:

DINING ROOM

Having a front-aspect UPVC double-glazed picture window overlooking the gardens and surrounding properties, with views to the wooded hills of Black Rocks. The room has a central heating radiator with thermostatic valve.

SITTING ROOM

With double-glazed patio doors opening to the conservatory. The room has a contemporary design feature chimney piece with a hole-in-the-wall living-flame-effect electric fire, and recessed panel for a wall-mounted television. To either side of the chimney breast are contemporary design decorative beech slat panels. The room is illuminated by downlight spotlights and there is a central heating radiator with thermostatic valve.

CONSERVATORY

Being constructed in UPVC, with double-glazed panels set upon a dwarf wall with a polycarbonate roof. A sliding patio door opens onto the rear of the property, and the conservatory has oak-effect laminate flooring.

From the reception hallway, a further door opens to:

KITCHEN

Having a half-glazed entrance door opening onto the side of the property, and rear-aspect double-glazed windows overlooking the gardens. The room has light oak-effect laminate flooring following through from the reception hallway. The kitchen has a range of newly-fitted contemporary units in a matte grey finish, with a solid timber worksurface with a matching upstand. There are wall-mounted storage cupboards. Set within the worksurface is a contemporary sink with mixer tap, and a four-ring induction hob. Over the hob is an extractor canopy, which vented to the outside. Beneath the worksurface, there is space and connection for an automatic washing machine. A panelled door opens to a useful under-stairs pantry with a side-aspect double-glazed window, and an original stone cold shelf. The kitchen is illuminated by downlight spotlights.

From the reception hallway, a staircase with contemporary handrail rises to:

FIRST-FLOOR LANDING

Having a side-aspect UPVC double-glazed window with obscured glass, and a loft-access hatch. Panelled doors open to:

BEDROOM ONE

With a front-aspect UPVC double-glazed picture window with views over the surrounding properties to the wooded hills of Black Rocks. There is a central heating radiator with thermostatic valve.

BEDROOM TWO

Having a rear-aspect UPVC double-glazed picture window overlooking the gardens. There is a central heating radiator with thermostatic valve.

BEDROOM THREE

Having a front-aspect window with similar views to bedroom one. There is a central heating radiator with thermostatic valve. This room would make an ideal study / work-from-home space if not required as a bedroom.

FAMILY BATHROOM

With a rear-aspect window with obscured glass. Newly fitted suite: with shower-bath with mixer shower over, having a monsoon-style rain head and handheld shower spray; contemporary wash hand basin with pillar tap, set up on a contemporary wash stand with storage drawers beneath; and dual-flush close-coupled WC. The room has downlight spotlights and a central heating radiator. An airing cupboard houses the Worcester gas-fired boiler, which provides hot and water and central heating to the property.

OUTSIDE

The property is approached via a driveway providing off-road parking. To the front of the property is an area of garden with a central lawn and borders for flowering plants. The driveway continues down the side of the property, where a carport lends protection to the rear entrance door, beyond which there is further parking, a flagged seating area, and an area of garden laid to lawn.

The property has outside lighting on PIR sensors, power, and water supplies.

GARAGE

A detached brick-built garage with a sliding-panel up-and-over vehicular access door, side-aspect window and an inspection pit.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'B'

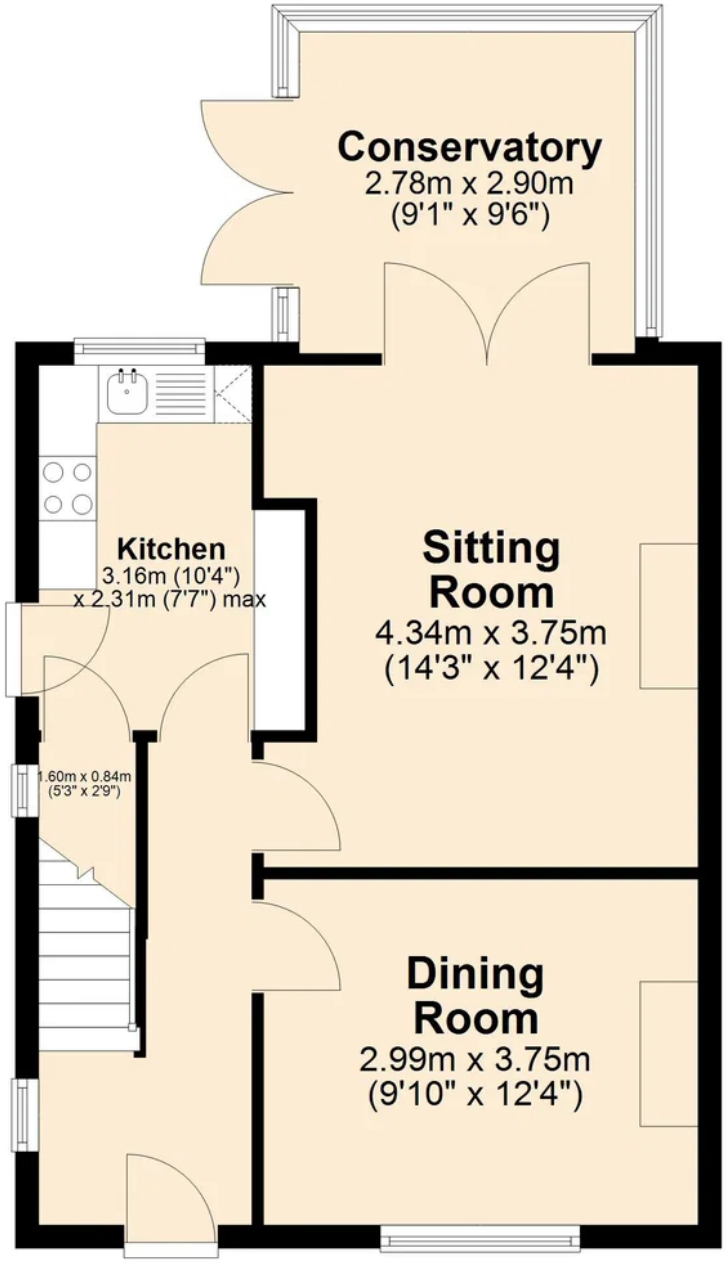
DIRECTIONS

Leaving Wirksworth market place along the B5036 towards Cromford, follow the road up the hill where it becomes Steeple Grange (after the War memorial), the property can be found on the left 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.

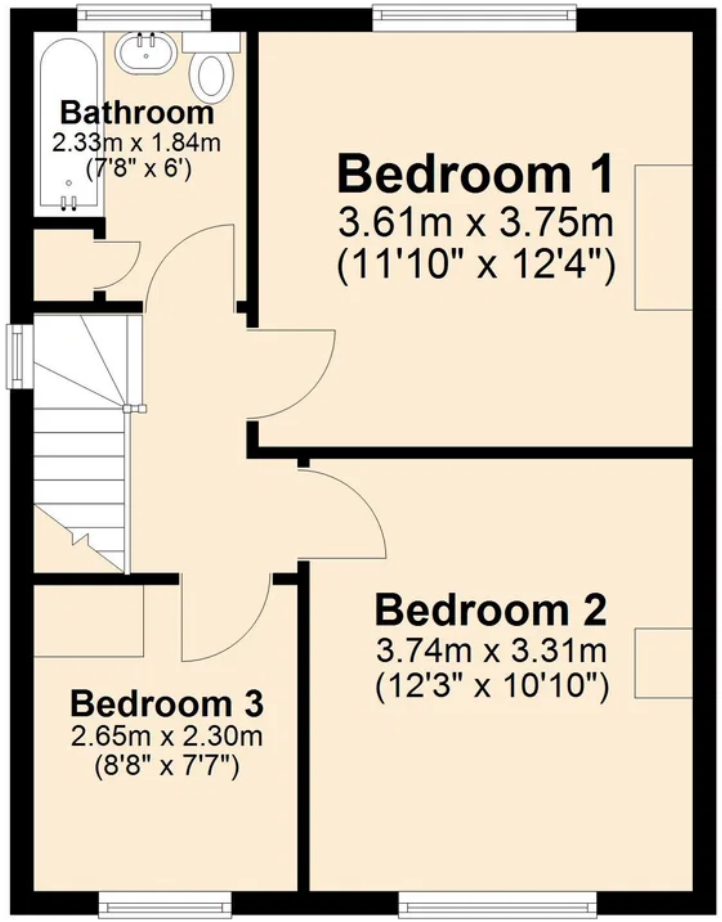
Ground Floor

Approx. 50.6 sq. metres (544.6 sq. feet)

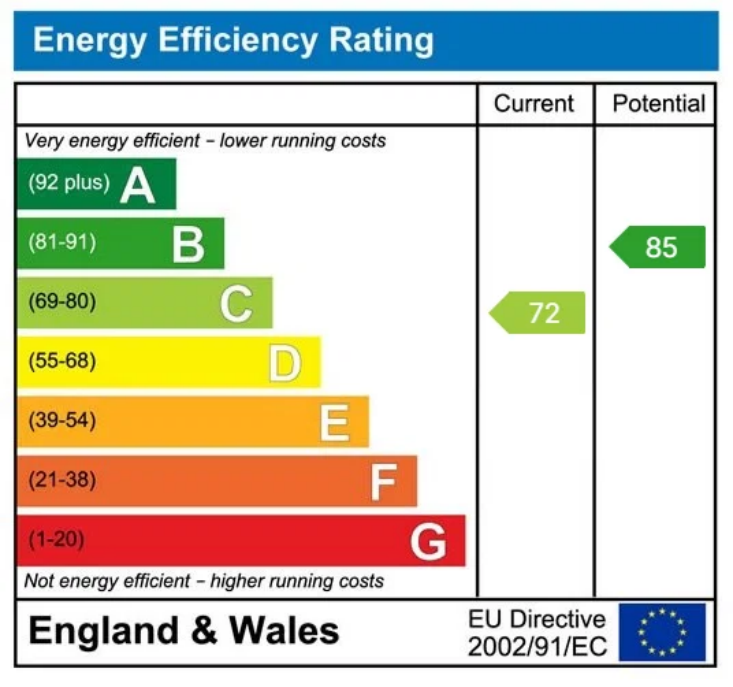


First Floor

Approx. 42.4 sq. metres (456.4 sq. feet)



Total area: approx. 93.0 sq. metres (1001.0 sq. feet)


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
72
85
England & Wales
EU Directive 2002/91/EC

Sally Botham Estates

27 Bank Road Matlock DE4 3NF

01629 760899

enquiries@sallybotham.co.uk

www.sallybotham.co.uk