



3 Nursery Croft, Wircsworth - DE4 4DG
£200,000



3 NURSERY CROFT

Wirksworth, Matlock

This well-presented two-bedroom semi-detached home is now offered for sale, tucked away on a quiet cul-de-sac just a short walk from the centre of the ever-popular town of Wirksworth. The property benefits from uPVC double glazing and gas central heating throughout and the accommodation briefly comprises; a generous sitting room and modern dining kitchen on the ground floor, with two bedrooms and a modern family bathroom on the first floor. Outside, the property enjoys a fully enclosed rear garden with a paved patio, providing an ideal space for outdoor dining and relaxation. To the front, a private driveway offers convenient off-road parking. Viewing highly recommended. Virtual tour available.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Semi-detached house
- Two Bedrooms
- Rear Garden
- uPVC & Double glazing
- Viewing highly recommended
- Virtual tour available
- EPC rating D



Ground Floor

The property is accessed up the gravelled driveway and the uPVC door leads directly into the

Sitting Room

15' 2" x 13' 4" (4.62m x 4.06m)

A bright and spacious sitting room featuring soft grey carpeted flooring and a large front-aspect window that fills the space with natural light. The focal point of the room is the electric fire, adding warmth and creating a welcoming atmosphere.

Dining Kitchen

6' 1" x 13' 2" (1.85m x 4.01m)

This modern kitchen features a rear-aspect uPVC double-glazed window and is fitted with a stylish range of grey wall, base and drawer units with a laminate worktop, complemented by white tiled splashbacks. Integrated appliances include a stainless-steel sink, an electric oven and an induction hob with extractor hood above. There is space for a fridge-freezer along with plumbing for a washing machine and ample space for a dining table and chairs.

First Floor

Stairs from the sitting room rise to the first floor landing.

Bedroom One

9' 11" x 10' 2" (3.01m x 3.09m)

A generous double bedroom featuring two front-aspect windows that brings in plenty of natural light. The room also includes an inbuilt hanging rail, providing convenient and practical clothes storage.

Bedroom Two

11' 9" x 6' 6" (3.57m x 1.97m)

This second bedroom is a versatile space that would also serve perfectly as a home office. A rear-aspect uPVC double-glazed window provides a pleasant outlook over the garden.



Bathroom

6' 3" x 6' 7" (1.90m x 2.00m)

With grey tiled flooring and a rear aspect uPVC double-glazed window, this bathroom is fitted with a modern three-piece suite comprising a low-flush WC, a white pedestal wash hand basin and a panelled bath with a mains shower over.

Garden

To the rear of the property is a fully-enclosed rear garden with a paved patio area for outdoor dining. There's also a wooden shed which is ideal for storing tools and a side gate offers access to the front of the property.

Driveway

To the front of the property is a driveway which offers convenient off-road parking.

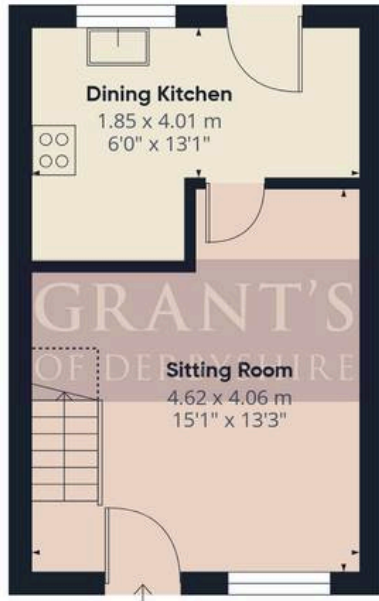
Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1951.56 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2026/2027. 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.

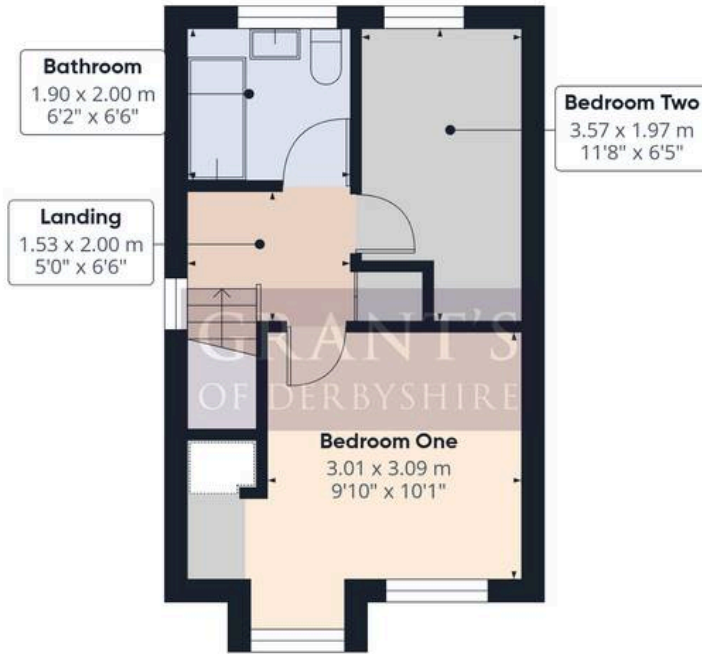
Directional Notes

From our office at the Market Place proceed down St John's Street crossing over the mini-roundabout junction into Derby Road. Proceed along Derby Road eventually taking the fourth turning on the right into Cinder Lane and thereafter the first turning on the right into Nursery Croft, the property can be found on the right hand side.





Floor 0



Floor 1



Approximate total area⁽¹⁾

51.1 m²

550 ft²

Reduced headroom

1.3 m²

14 ft²

(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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