



5 Lady Flatts Road, Wirksworth, Matlock - DE4 4BQ

£375,000



5 LADY FLATTS ROAD

Wirksworth, Matlock

Grants of Derbyshire are pleased to offer for sale this four-bedroom detached property, situated in the sought-after market town of Wirksworth. The accommodation comprises an entrance hall, kitchen, spacious living room, family bathroom and two double bedrooms on the ground floor, with a further two double bedrooms and a private WC to the first floor. The home enjoys wonderful countryside views and a charming rear garden with a paved patio area ideal for outdoor dining. Additional features include a garage, cellar and workshop, ideal for additional storage. The home also benefits from a driveway, providing convenient off-road parking. Whilst it does require a modest scheme of modernisation, there is huge potential for this property to be a stunning family home. Offered with no upward chain. Viewing is highly recommended. Virtual tour available. Council Tax band: D

Tenure: Freehold

EPC has been applied for

- 4 Bedroom Detached property
- No upward Chain
- Garage & Workshop
- Large garden
- Countryside views
- EPC rating D
- Cellar





Entrance Hall

2' 7" x 4' 8" (0.80m x 1.41m)

A spacious area ideal for storing coats and shoes. Doors from here lead to the Living room, Dining Room, Kitchen and family bathroom.

Kitchen

11' 9" x 11' 7" (3.59m x 3.52m)

This kitchen includes a range of wall, base, and drawer units with an integrated oven. There is space and plumbing for a washing machine as well as space for an under-counter fridge. A rear-facing uPVC double glazed window lets in plenty of natural light, making the room feel bright and welcoming.

Living room

19' 7" x 11' 7" (5.97m x 3.52m)

This well-proportioned living room offers generous floor space, allowing for a variety of furniture layouts, with the focal point being the stone built fireplace and coal-effect gas fire and a rear aspect window overlooking the garden.

Dining area

11' 8" x 7' 10" (3.55m x 2.39m)

Partially open to the living room, the dining area provides ample space for a dining table and chairs. The large window to the rear-aspect enjoys far reaching countryside views.





Bedroom Three

10' 10" x 12' 4" (3.30m x 3.75m)

This spacious double bedroom features a front-aspect window. It also benefits from fitted wardrobes, providing practical and convenient storage.

Bedroom Four

11' 7" x 12' 0" (3.53m x 3.65m)

This double bedroom is also of a good size, featuring a front-aspect window that fills the room with natural light.

Bathroom

8' 3" x 8' 4" (2.52m x 2.53m)

This fully-tiled bathroom is fitted with a four-piece suite which includes a white pedestal sink, low flush WC, panelled bath with a separate shower cubicle. There is also a side-aspect window with obscured glass.

First Floor

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

Bedroom One

11' 9" x 12' 0" (3.58m x 3.66m)

This generous double bedroom offers a window with beautiful countryside views. It also includes a built-in cupboard, providing practical and convenient storage.

Bedroom Two

8' 7" x 11' 11" (2.62m x 3.62m)

Another spacious double bedroom with a rear-aspect window that allows plenty of natural light and enjoys the same excellent outlook as bedroom one.

WC

2' 7" x 5' 8" (0.79m x 1.72m)

Accessed from bedroom two is a private WC, fitted with a white pedestal sink and a low-flush WC.



Cellar

The cellar has never been used, but could potentially be accessed from the patio area outside, if a door was placed on the outside wall under the dining room.

Workshop

The workshop is fully equipped with power and lighting and offers convenient front and rear access.

Garage

Accessed from the front up and over door, this useful garage offers power, lighting and additional storage.

Outside & Parking

Outside, the property enjoys a very generous garden and a paved patio area ideal for outdoor dining. Additional features include a garage and driveway providing off-road parking, along with a useful workshop for extra storage.

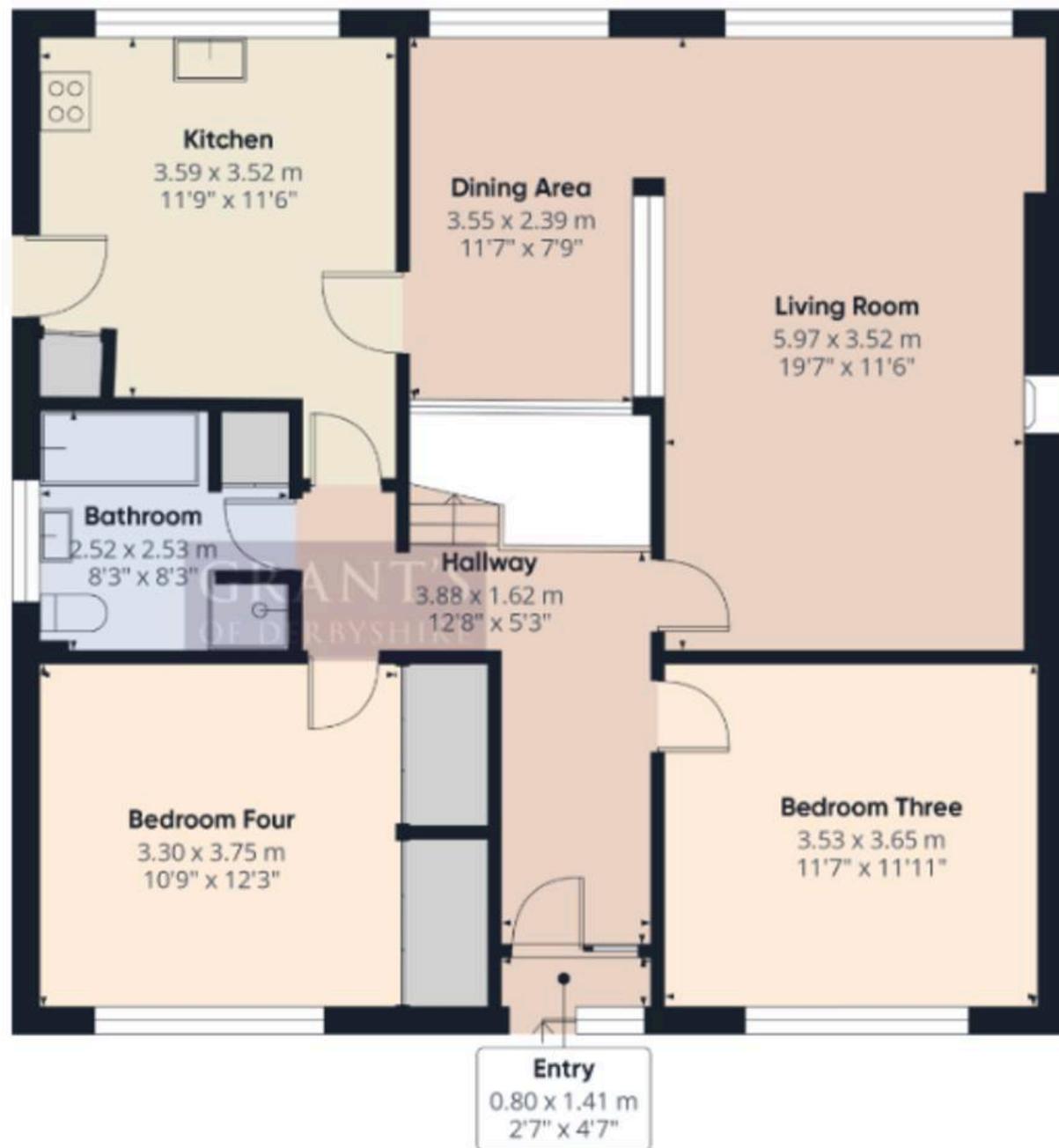
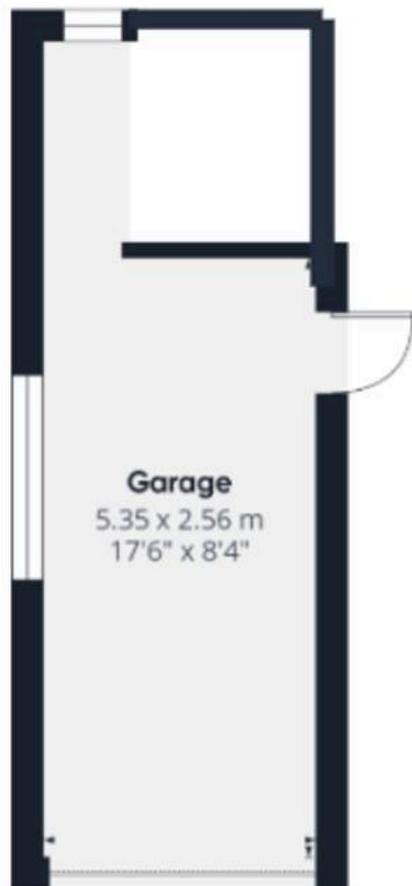
Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. 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 the centre of Wirksworth, head south towards Derby on the B5023. Go straight on at the mini roundabout, then take the second right onto King George Street, the first left onto Stafford Crescent and second left onto Ladyflatts Road where the property can be found on the left hand side, as identified by our For Sale sign





Approximate total area⁽¹⁾
91.6 m²
985 ft²

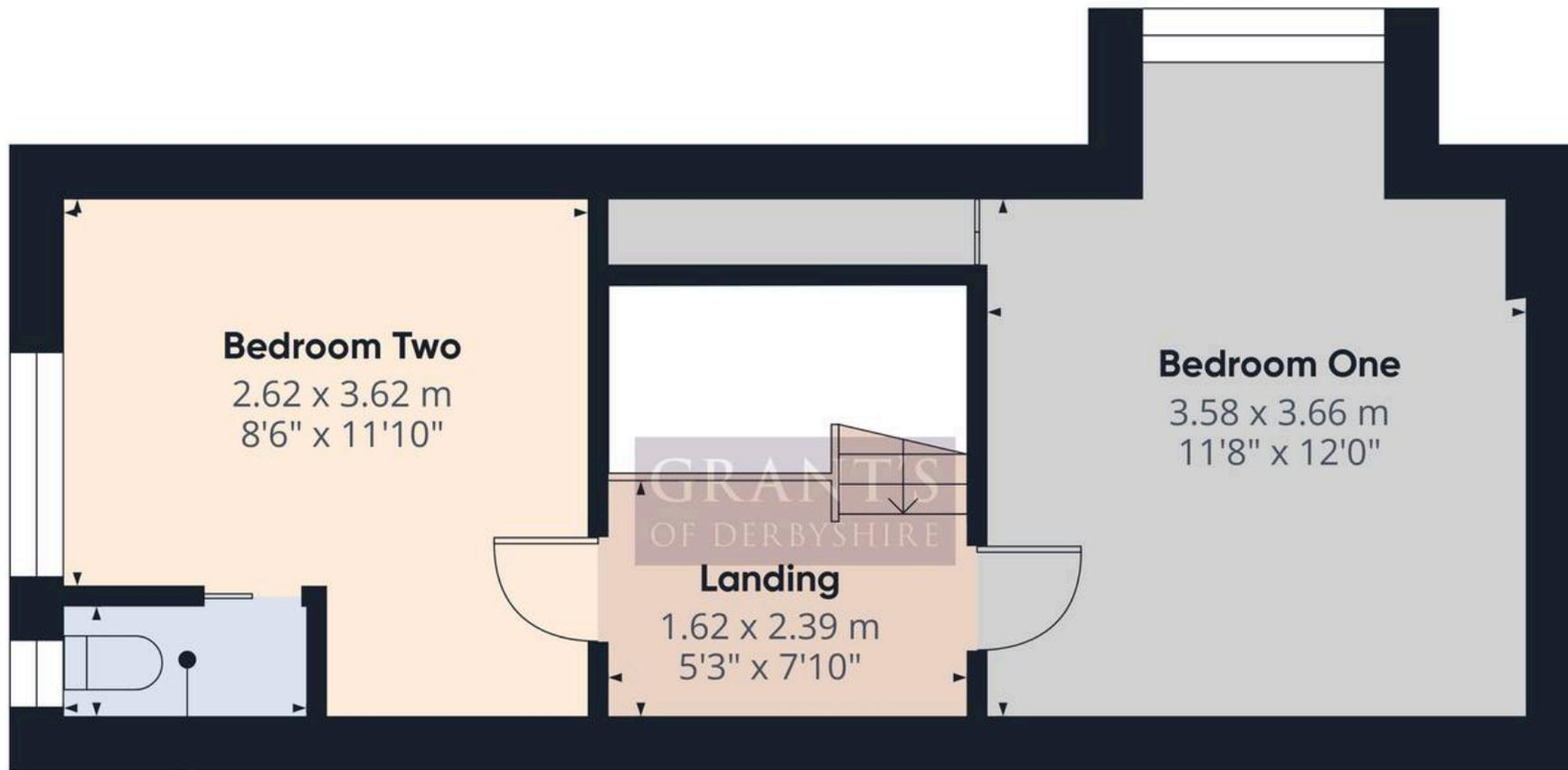
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



Bedroom Two

2.62 x 3.62 m
8'6" x 11'10"

Bedroom One

3.58 x 3.66 m
11'8" x 12'0"

Landing

1.62 x 2.39 m
5'3" x 7'10"

WC

0.79 x 1.72 m
2'7" x 5'7"

Approximate total area⁽¹⁾

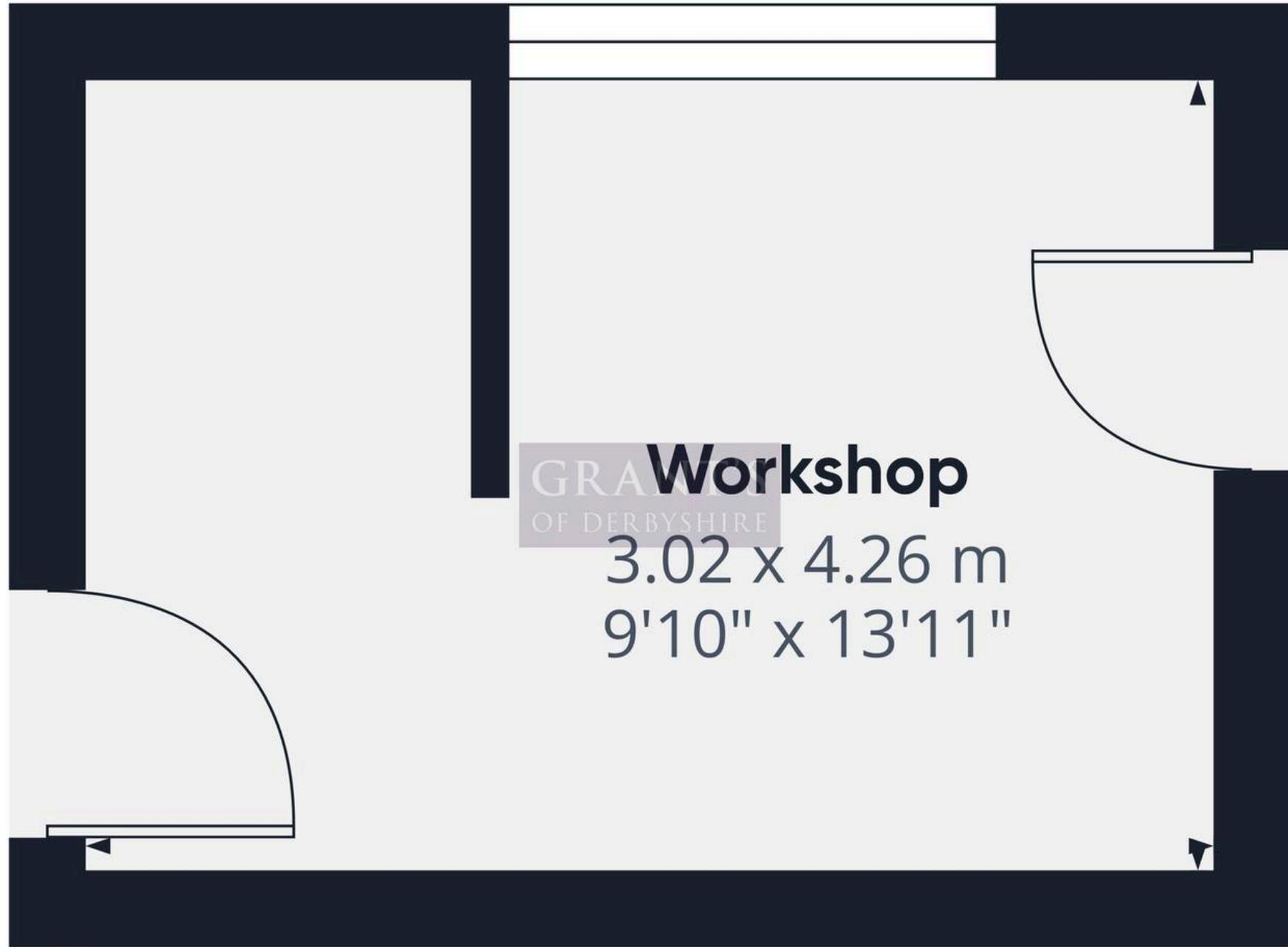
32.2 m²
347 ft²

(1) Excluding balconies and terraces

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Workshop

3.02 x 4.26 m
9'10" x 13'11"

Approximate total area⁽¹⁾
13 m²
140 ft²

(1) Excluding balconies and terraces

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Floor 0



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