



Wigwell View Wirksworth Moor, Bolehill - DE4 4GS
£425,000



WIGWELL VIEW WIRKSWORTH MOOR

Bolehill, Matlock

Located in the picturesque area of Wirksworth Moor, just a short distance from the market town of Wirksworth, this charming three-bedroom detached house offers a delightful family home. Wigwell View has a wealth of character and original features throughout. With oil fired heating, the accommodation itself briefly comprises sitting room, dining room, office, dining kitchen, ground floor shower room, three bedrooms and family bathroom. Outside are beautiful country gardens to the side and rear providing plenty of different areas in which to sit in privacy and enjoy the fantastic outlook. There is also a sunroom and detached garage with both power and light and parking for two vehicles. Virtual Tour Available. Viewing Highly Recommended.

Council Tax band: B

Tenure: Freehold

- Countryside Views
- Country Garden
- Detached Three Bedrooms
- Parking for Two Vehicles
- Detached Garage
- Energy Rating D





Location

Ground Floor

This home is accessed off the block paved drive where a pathway leads to the fore garden where a uPVC double glazed door opens into the

Sitting Room

12' 4" x 11' 5" (3.76m x 3.47m)

A welcoming space with exposed ceiling timbers and uPVC double glazed window to the front providing a good level of natural light and pleasant outlook of the surrounding countryside. An open, stone-built fireplace with quarry tiled hearth housing the multi-fuel stove provides a pleasant focal point. A stripped pine door leads into the

Hallway

8' 6" x 8' 4" (2.60m x 2.53m)

A spacious open hallway with wood laminate flooring. Stripped pine doors provide access to the shower room, kitchen and

Office

9' 3" x 8' 2" (2.83m x 2.48m)

With a continuation of the wood laminate flooring and uPVC double glazed window to the rear aspect to the sunroom.

Dining Room

12' 5" x 11' 4" (3.78m x 3.46m)

With exposed ceiling timbers and stone fireplace with brick surround and quarry tile hearth housing the multi fuel stove. The room has a most pleasant outlook of the countryside from the uPVC window to the front aspect.

Shower Room

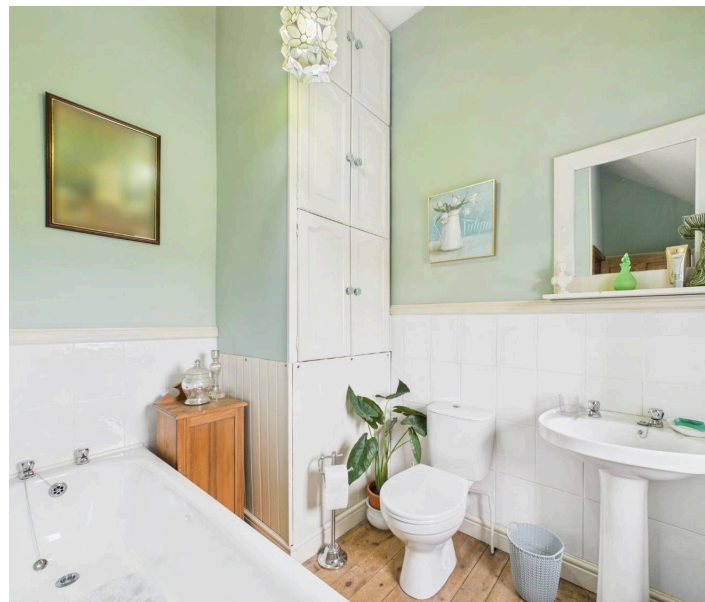
7' 5" x 6' 1" (2.27m x 1.86m)

Fitted with a traditional three piece suite. This part tiled shower room comprises low flush WC, pedestal wash hand basin and shower cubicle with thermostatic shower. There is a multi paned window to the side aspect and tiled flooring.

Dining Kitchen

29' 7" x 11' 5" (9.01m x 3.47m)

With ceramic tiled flooring. This kitchen is fitted with a range of traditional wall, base and drawer units with open display shelving. inset composite sink, electric oven and hob with



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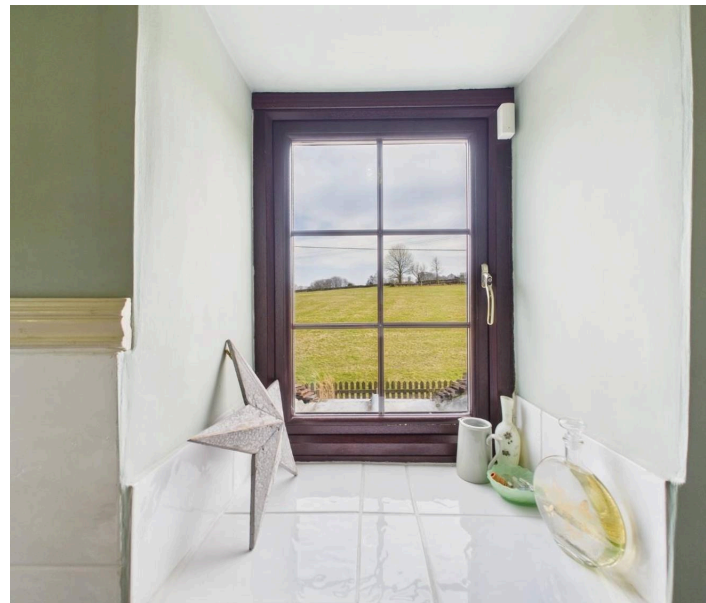
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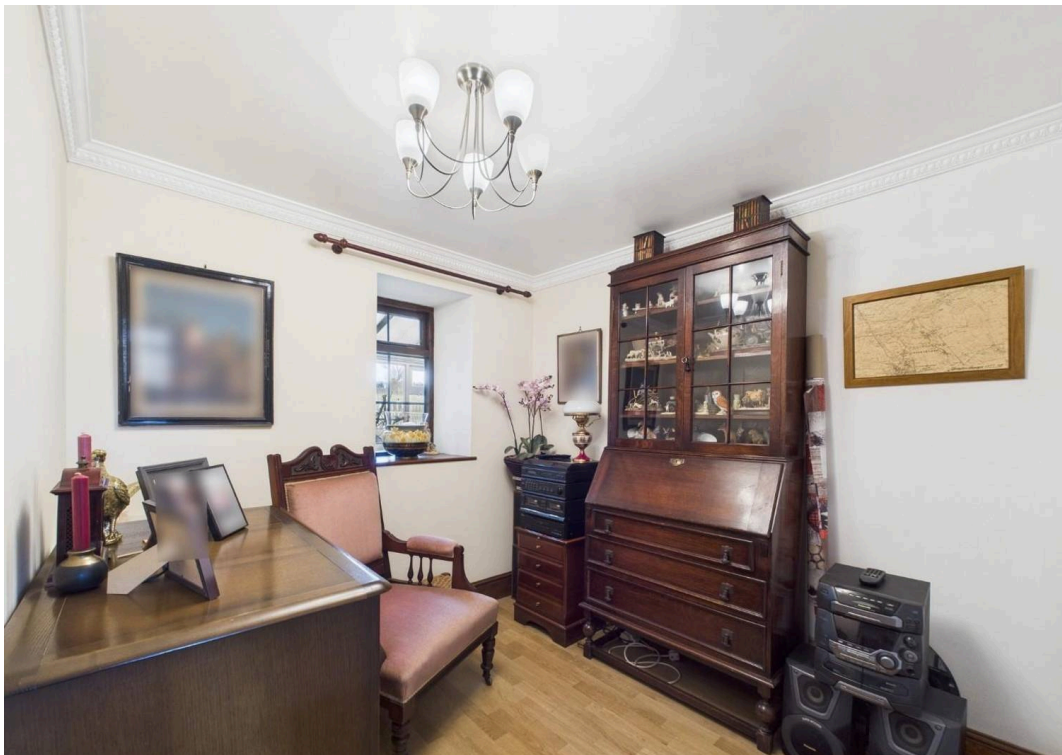


GARDEN

One of the standout features of this property is its delightful country garden. The well-stocked garden is a true haven for gardening enthusiasts, offering a variety of plants and flowers that bloom throughout the seasons. A paved seating area invites you to enjoy al fresco dining and take in the surrounding field views that stretch beyond the garden. To the front of the property is a driveway for two vehicles and a paved pathway leads around the back of the home to the

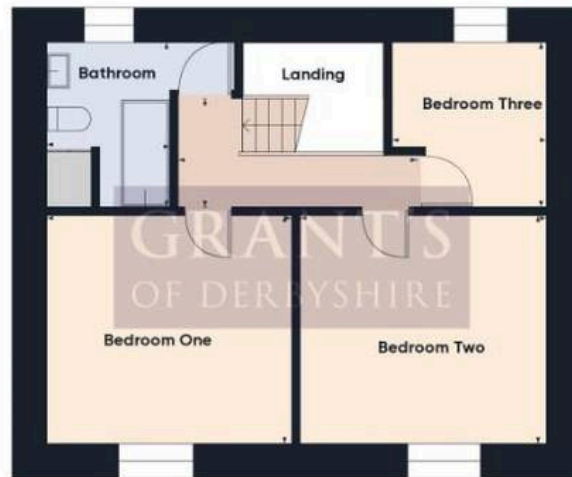
DRIVEWAY

2 Parking Spaces





Floor 0



Floor 1

Approximate total area⁽¹⁾

120.51 m²

1297.17 ft²

Reduced headroom

0.5 m²

5.36 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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