

11 Swaines Meadow, Wirksworth - DE4 4EW

Offers Around £500,000







11 Swaines Meadow

Wirksworth, Matlock

We are delighted to offer For Sale, this extended four bedroom detached family home, located in this quiet cul-de-sac, a short distance from the popular town of Wirksworth.

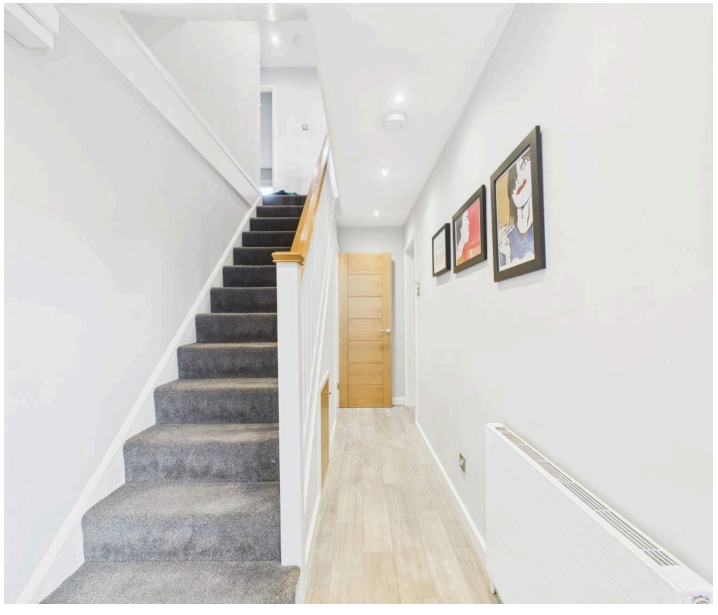
This home has undergone an extensive programme of refurbishment with high quality fixtures and fittings and is extremely well presented throughout. The property benefits from gas central heating and quality uPVC double glazing.

The accommodation comprises; entrance hall, utility and guest's cloakroom with WC, snug, a stunning open plan dining kitchen and a full width living room with bi-fold doors which open out to the rear garden. There are four good sized bedrooms, the principal of which has a luxuriously appointed ensuite bathroom. There is a low maintenance garden with paved patio to the rear and a block paved driveway providing off road parking for several vehicles. There is a 3/4 Garage/store.

Viewing Highly Recommended. Virtual Tour Available.







Ground Floor

The property is accessed via the block paved driveway which leads up to the part glazed composite uPVC door opening into the

Entrance Hallway

16' 5" x 4' 9" (5.01m x 1.45m)

With a quality 'Karndean' wood-effect flooring which continues throughout the ground floor. There is a uPVC double glazed window to the side with black granite sill. The first oak panelled door on the left opens to reveal a useful cloaks cupboard with hanging rail for coats and hats etc. The staircase leads off to the first floor beneath which is a bespoke-built shoe cupboard.

Utility Room

8' 3" x 5' 10" (2.51m x 1.77m)

This room has been created by utilising some of the space provided by the former garage. Here we have a white matching wall and base unit with black contrasting worktop over, inset stainless steel sink and space and plumbing for a washing machine and tumble drier. A door opens to reveal the

Guest Cloakroom & WC

5' 9" x 2' 6" (1.75m x 0.77m)

Stylishly tiled with a perimeter band of mosaic tiling and a modern white suite comprising of a low flush WC and a vanity wash hand basin with mono bloc mixer tap over.

Snug/Music Room

13' 5" x 8' 2" (4.08m x 2.49m)

A good size reception area offering a number of potential uses. There is a uPVC double glazed window to the front aspect.

Open Plan Dining Kitchen

23' 3" x 12' 3" (7.09m x 3.73m)

This room is a super social space with ample room for a family-sized dining table and chairs and has been refitted with a high quality and extensive range of wall, base and soft closing drawer units with quartz worktops over and inset Franke composite sink which includes a Quooker boiling water tap. The counters are underlit with LED lighting and there is a central island unit with breakfast bar return with inset 'Neff' induction hob and extractor hood over.

Integrated appliances include; a dishwasher, two 'Neff' double ovens and full height fridge and freezer. There is a column-style radiator and a patterned glass uPVC double glazed door leads out to the side pathway. A large opening leads through to the

Sitting Room

22' 2" x 12' 2" (6.76m x 3.72m)

Forming the ground floor extension to this home, the vendors have created this wonderful reception room, bathed with natural light from the picture window and Velux windows overhead. The 'Karndean" flooring continues through to this room and is warmed by underfloor heating. There is a TV point and the aluminium bi-fold doors open back and give access to the garden, ideal for the warmer months.

First Floor

On arrival at the first floor landing we find a built-in airing cupboard having the pressurised hot water cylinder and access to the loft which has light and has been part boarded for storage. The first door on the left leads into

Bedroom Two

10' 9" x 8' 4" (3.27m x 2.54m)

Dimensions: 3.27 x 2.54 (10'8" x 8'3"). Stylishly decorated and having a mirror-fronted, sliding door wardrobe with hanging rail and storage drawers (by 'Gliderobes'). There is a column style radiator and a uPVC double glazed window to the front aspect.

Bedroom Three

10' 2" x 9' 0" (3.10m x 2.74m)

Another double bedroom with a uPVC double glazed window to the rear aspect enjoying far-reaching views over the surrounding hills and countryside. There is a mirror-fronted sliding door wardrobe with hanging rail and storage drawers (by 'Gliderobes'). Back on the landing a door leads into the

Dressing Area

10' 8" x 4' 5" (3.24m x 1.35m)

Having a bank of mirror-fronted sliding door wardrobes with hanging rails and drawers (by Gliderobes) offering extensive garment storage for the principal bedroom. An opening leads through to







Bedroom One
13' 0" x 12' 3" (3.96m x 3.74m)
The principal bedroom and forming the first floor extension to this home. Once again, this room is bathed in natural light thanks to the rain sensitive, remote controlled Velux windows overhead (having built in blinds) and the large uPVC double glazed window to the rear aspect overlooking the rear and again enjoying those far-reaching views of the surrounding countryside. There is a TV and Sky Q connection. An opening leads through to the

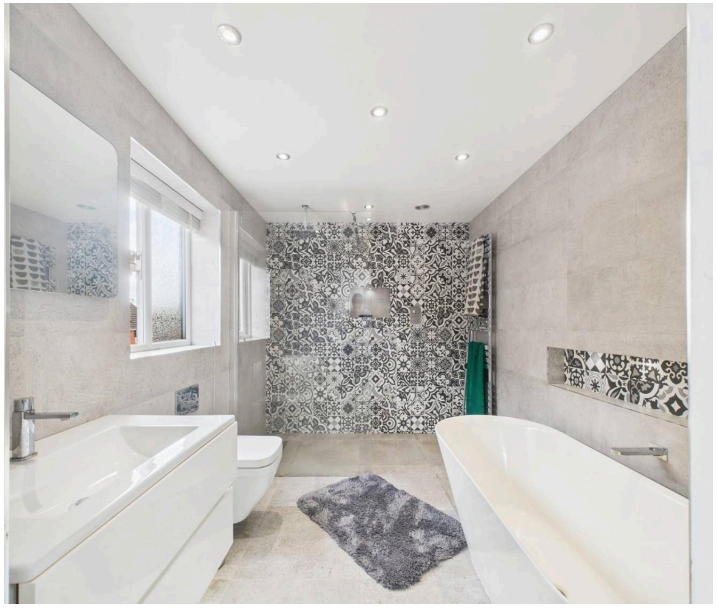
Ensuite Bathroom
10' 4" x 7' 4" (3.16m x 2.23m)
Luxuriously appointed and fully tiled with a brushed chrome trim and LED mood lighting. Here we have a stylish and contemporary four piece suite comprising of a wall hung vanity wash basin with mono bloc tap over and storage cupboard beneath, a concealed cistern, dual flush WC, a double ended slipper bath and a large walk-in wet room area with full height glass screen and high pressure shower attachments over. There is a dual fuel chrome heated towel rail, a heated and illuminated mirror and a patterned glass uPVC double glazed window to the side aspect. You'll also be able to enjoy electric underfloor heating in this room.

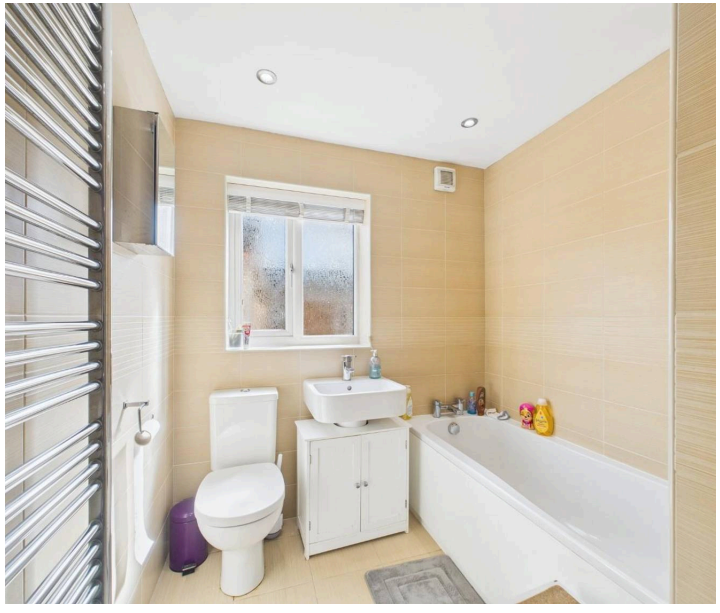
Family Bathroom
6' 7" x 5' 6" (2.01m x 1.68m)
Fully tiled and with a modern white suite comprising of a bath with thermostatic shower over, a wall mounted wash basin with mono bloc tap over and a dual flush WC. There is a chrome heated towel rail and an obscure glass uPVC double glazed window to the side aspect.

Bedroom Four
11' 0" x 7' 2" (3.35m x 2.19m)
Currently used as a study/home office and having a uPVC double glazed window to the front aspect. There is a deep, overstairs cupboard with built-in shelving providing good storage.

Garage
9' 10" x 8' 6" (3.00m x 2.60m)
Having power and light. Whilst part of the original garage has been used to create the current utility and ground floor cloakroom, a good space remains for the storage of garden equipment etc. The gas boiler is located here also.









GARDEN

Immediately to the rear of the home there is a paved patio area, ideal for warm weather dining. The garden has been landscaped for low maintenance and includes a raised planted area having a variety of shrubs and plants. The garden is fully enclosed by timber fencing and there is a timber built summerhouse included in the sale. There is an external water tap, security lighting and a pathway to the side of the property where we find discreet refuse bin storage. To the front of the property there is a good sized block paved driveway providing off road parking for several vehicles. An up and over door gives access to the garage.

DRIVEWAY

4 Parking Spaces



Floor 0



Floor 1

Approximate total area(1)

137.6 m²

1481 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.

GIRAFFE360



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