



20 Water Lane, Wirksworth - DE4 4DZ  
£825 PCM



## 20 WATER LANE

Wirksworth, Matlock

Available To Let is this well presented and fully furnished two bedroom mid terraced home, which is ideally located on a quiet cul-de-sac and within easy reach of the town centre of Wirksworth. The property offers two double bedrooms and family bathroom on the first floor and kitchen and living room and WC on the ground floor. There is a fully enclosed garden to the rear and off-road parking for one vehicle. The property benefits from gas central heating and uPVC double glazing throughout. Non smokers. Available April 2026.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Two Bedroom Mid Terrace
- Fully Furnished
- Enclosed Garden
- Driveway for One Vehicle
- Gas Central Heating
- Available Early April 2026
- Energy Rating Applied For



## Ground Floor

The property is entered via the part glazed uPVC double glazed door which opens into the entrance hall. There is a staircase off to the first floor and three panelled doors, the first of which leads to the **WC**

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

With a wood effect laminate floor and an obscured glass uPVC double glazed window to the rear. There is a white, low flush WC and corner wash basin with tiled splashbacks.

## Kitchen

9' 3" x 6' 8" (2.82m x 2.03m)

With a ceramic tile flooring and a range of matching wall and base units with work surface, tiled splashbacks and inset one and a half bowl stainless steel sink with granite effect composite worktop over. There is a built in electric oven, gas hob with concealed extractor unit over. A uPVC double glazed window overlooks the front drive and space for a washing machine and tumble drier. Additional appliances include large fridge freezer with built in ice dispenser and LG washing machine, please note both appliances are left on a goodwill basis.

## Living Room

13' 6" x 12' 11" (4.12m x 3.93m)

A light and airy room with a continuation of the wood effect laminate flooring and uPVC double glazed doors which lead out onto the patio. This is a good sized room with coal effect gas fire set on a marble hearth with wooden surround. There is a useful understairs cupboard and ample space for a small dining room table and chairs.

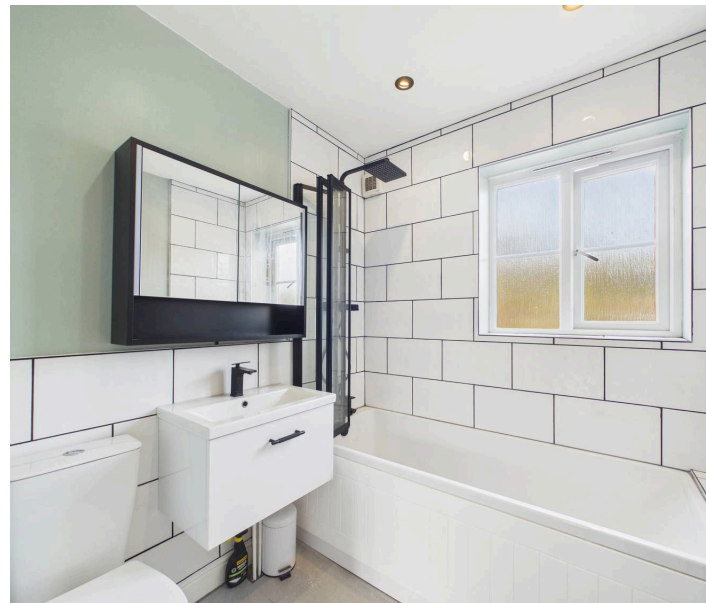
## First Floor

On arrival at the first floor landing we find the access hatch to the loft which has been insulated to current standards and three panelled doors, the first of which leads to the

## Bathroom

6' 3" x 6' 0" (1.90m x 1.82m)

A modern bathroom with a tile effect vinyl floor and an obscured glass uPVC double glazed window to the rear.





The stylish suite consists of dual flush WC, wall mounted wash hand basin with drawer space beneath and panelled bath with thermostatic shower over. The walls are part tiled and there is a wall mounted bathroom cabinet, shaver point and extractor fan.

#### **Bedroom One**

11' 6" x 9' 10" (3.51m x 2.99m)

A lovely, well lit room with uPVC double glazed windows overlooking the front driveway and offering rooftop views of the surrounding countryside. There is a built in wardrobe and a deep, over stairs cupboard providing excellent storage. There is a BT & TV aerial point.

#### **Bedroom Two**

12' 4" x 7' 1" (3.75m x 2.17m)

A good sized second bedroom with uPVC double glazed window overlooking the rear garden, wardrobe and TV aerial point.

#### **Outside**

The patio doors from the lounge lead out to a pleasant low maintenance garden which is enclosed by timber fencing. There is a gate to the rear allowing access around to collect refuse bins etc. The garden faces south west and therefore enjoys a good level of sunshine throughout the day. To the front of the property is a block paved drive providing parking for one car. There is opportunity for guests' car parking also, as there is a wide approach road which is used only by the two neighbours.

#### **Directional Notes**

From our office at Wirksworth Market Place, proceed down St. John Street in the direction of Derby. Before the mini roundabout take the left hand turn onto Water Lane and proceed for a short distance until you see the right hand turn to Water Lane for "Numbers 19, 20 & 21". The property can be found on the right hand side as identified by our To Let.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

51.3 m<sup>2</sup>

553 ft<sup>2</sup>

(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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