



## Cromford Road, Wirksworth, DE4 4FR

One of the most beautiful homes and gardens we've ever marketed, this home has been updated to an exceptional standard. With a new kitchen, new bathroom, new shower room, new bifold doors to the veranda and redecorated throughout, the home has stunning gardens, a driveway with space for 4+ vehicles and integral garage. Within walking distance of Wirksworth town centre and across to the National Stone Centre and High Peak Trail, the home is also close to schools and parks.

On the ground floor, the large entrance lobby leads through to the entrance hallway, sitting room, kitchen-diner, utility room, ground floor WC and integral garage. To the first floor are four large double bedrooms and the brand new bathroom and shower room. We adore the huge walled rear garden with veranda, lawns, 'folly' shed, palm trees, pond and pagoda. It truly is a home and garden with the Wow Factor.

This wonderful home is within a ten minute walk of all the thriving independent shops, cafes, restaurants and pubs in the town centre. The fabulous Northern Light cinema and Ecclesbourne Valley Steam Railway station, schools, leisure centre and Hannage Brook medical centre are all also within walking distance, whilst the High Peak Trail traverses the northern edge of the town. Carsington Water, Chatsworth House and all the market towns and delights of the Peak District are only a short drive away.

- Exquisite 4 double bedroom detached home
- Extensive gardens with palm trees, pagoda, veranda and pond
- Walking distance to town centre and High Peak Trail
- Elegant period features and redecorated throughout
- New bathroom and new shower room
- Driveway parking for 4+ vehicles and integral garage
- New boiler, radiators, loft insulation and full rewire
- Ceilings replaced and insulated
- Layout reconfigured to create open-plan kitchen-diner
- New high quality fitted kitchen with bifold doors to veranda

**£750,000**

# Cromford Road, , Wirksworth, DE4 4FR

## Front of the home

Enter the block-paved driveway between two pillars with distinctive horse statues atop. A low brick wall forms the boundary to the front and right hand side, with a mature beech tree in the corner of the drive. On the left, a high brick wall rises behind a flower bed with larch and two cypress trees. A wide door opens to the integral garage and a solid oak gate on the left leads to the rear garden. A path on the right also leads around to the rear garden. Enter the home through a part-glazed oak door into the entrance lobby.

## Entrance Lobby

This spacious bright L-shaped room has space for seating and furniture - and is a great place to kick off your boots after a hearty local walk on the nearby High Peak Trail. The tall oak-framed structure has lots of windows letting natural light in, power points and a chandelier light fitting.

## Entrance Hallway

A light oak front door with brass handle, letterbox and knocker leads into the impressive hallway, which is indicative of the quality you're going to find throughout the home. The hallway has herringbone flooring, a heritage-style radiator, wood-panelled walls, decorative coving and two ceiling rose light fittings. There is space to hang coats and room for a table and storage units. An elegant staircase leads up to the first floor and to each side a solid pine door with frosted glazing leads into the sitting room and kitchen-diner.

## Sitting Room

18'11" x 12'10" (5.78 x 3.92)

We love this gorgeous room, which has three west facing windows, wood-panelled walls and a ceiling rose light fitting. The herringbone flooring flows seamlessly through from the hallway and there are two heritage-style radiators and wall lights. The focal point is the original fireplace with iron grate and marble hearth, surround and mantelpiece. The beautiful full-height glass display cabinet on the right has stained glass doors and internal light. There is fitted shelving in the alcove to the left of the fireplace and the room has plenty of space for flexible layouts.

## Kitchen-Diner

29'2" x 10'9" (8.9 x 3.3)

The current owners have reconfigured the layout to create this huge kitchen-diner, which is the beating heart of the home. Triple bifold doors to the veranda and a window with pretty tiled sill offer views to the rear garden and bring lots of natural light flooding in. The kitchen stretches around to the right with new fitted cabinets and a kitchen island.

The L-shaped island includes a Neff five-ring induction hob, several cabinets beneath and a breakfast bar peninsula with space for four stools. The island has a quartz worktop and three ceiling light fittings overhead.

On the far wall, the olive-coloured fitted cabinets include a full-height Neff fridge-freezer, chest-height double Neff and AEG oven with warming drawer and double-width pantry cupboard. To the left the quartz worktop has an integral Shaw's double ceramic sink and brass mixer with three lights and an extractor fan above. Below are a range of pan drawers and cabinets including an AEG dishwasher and pull-out multi-bin unit. The herringbone flooring flows through and the room also includes a tall wall-mounted contemporary black radiator, ceiling light fitting and internal window to the entrance lobby.

The dining area has L-shaped church pew-style bench seating with space for a dining table. There is another black radiator and ceiling light fitting. The new arch leads directly to a large pantry cupboard with distinctive sliding door on the left. A step up takes you into the utility room.

## Utility Room

13'5" x 8'8" (4.1 x 2.65)

The spacious utility room has a pretty ceramic tiled floor, door to the veranda and rear garden and a large wide window looking out to the palm trees and lawn. Immediately on the right is a tall wall-mounted radiator. Beside the door is a large cupboard housing a Baxi boiler. Beneath the window is a large ceramic Belfast sink with chrome mixer tap and cupboard below. The local Hoptonwood granite worktop has space for small appliances and, below, there is space and plumbing for a washing machine and tumble dryer.

Opposite, the large fitted dresser has an integral bench and coat hooks. The room has a ceiling light fitting and doors to the garage, WC and path to the side of the home.

## Ground floor WC

5'4" x 2'5" (1.65 x 0.75)

This modern room has a ceramic WC with funky integrated mini sink and black mixer tap, wood-panelled walls and ceiling light fitting.



## Garage

16'8" x 10'9" (5.1 x 3.3)

The garage has an up-and-over door from the driveway, concrete floor, ceiling light fitting, shelving and space for appliances and storage.

## Stairs to first floor landing

The attractive pine staircase has a runner carpet and handrail on the right, leading up to the galleried first floor landing. This has exposed pine floorboards, a chandelier ceiling rose light fitting, radiator, loft hatch and decorative coving. Doors lead into the four double bedrooms, new bathroom and new shower room.

## Bedroom One

13'7" x 11'11" (4.15 x 3.65)

A large double at the front of the home, this has two large west facing windows looking across to the woods opposite. With exposed floorboards and lots of space for a bed and furniture, the room has a radiator, ceiling light fitting and loft hatch.

## Bedroom Two

13'7" x 13'1" (4.15 x 4)

Located at the rear, this large double has views of the tops of the palm trees in the rear garden - and beyond to the hillsides dotted with houses, sheep and trees. The room has pine floorboards, ceiling light fitting and radiator.

## Bathroom

8'10" x 7'10" (2.7 x 2.4)

The stunning new room has a modern oval standalone bath with floor-mounted gold mixer tap and hand-held shower attachment. The large double shower on the left has a walk-in shower tray, monsoon head and another separate hand-held attachment. The shower has an eye-catching easy-clean surround and reinforced glass screens.

The vanity unit has a wide sink with mixer tap and there is a capsule WC with wall-mounted flush. The room has porcelain tiled flooring, patterned double glazed window, ceiling light fitting, ladder-style heated towel rail, extractor fan and part-panelled walls.

## Shower Room

7'10" x 6'8" (2.4 x 2.05)

This new art deco-style room has a large double walk-in shower with vertical emerald tiled surround, reinforced glass screens, a monsoon shower head and separate shower head. Opposite, the 'floating' ceramic sink with brass mixer tap and the capsule WC beside it have emerald tiled splashbacks. The room includes a brass heated towel rail, wall-mounted cabinet, patterned double glazed window, ceiling light fitting, extractor fan and quality porcelain wood-effect floor tiles.

## Bedroom Three

12'1" x 11'9" (3.7 x 3.6)

A dual aspect room with windows to the rear garden and front of the home, the room has pine floorboards and a heritage radiator. There are three ceiling light fittings, including two drop-lighters each side of the bed, suitable for reading. There is plenty of space for a double bed and furniture.

## Bedroom Four

13'3" x 11'11" (4.05 x 3.65)

Another large double at the front of the home with pine floorboards, the room has a ceiling light fitting, two wall lights and radiator.

## Rear Garden

A gardener's paradise - the extensive rear gardens are simply magnificent.

Accessed via paths from each side of the home, through the bifold doors from the kitchen and from the utility room, you alight upon the veranda. The wide covered veranda has wall-mounted lights, overhead lighting on cables and lots of space for seating, dining and a barbecue. There is decorative ironwork and a low wall with pillars. From here, you can look out to the beautiful walled garden, where neat lawns are dotted with a number of palm trees, Tasmanian blue gum tree and Hinoki cypress tree. There are flower beds each side and, over to the right, the large triangular shed has fun 'folly' walls and a covered area in front.

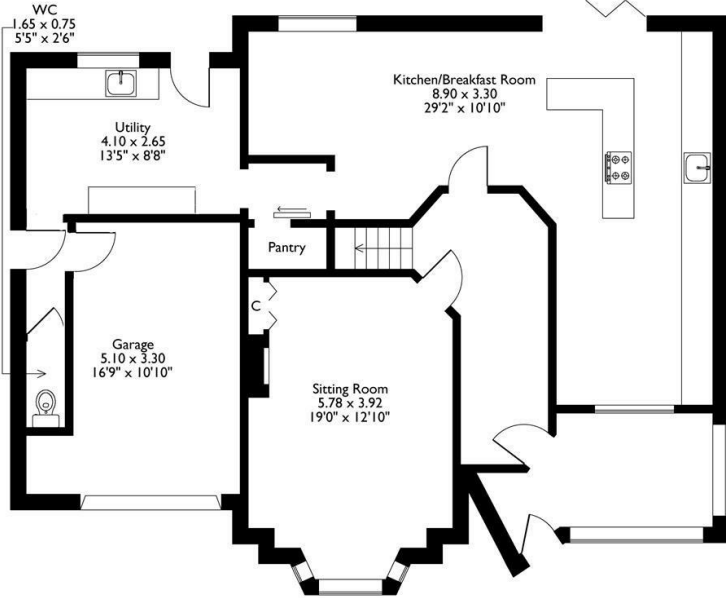
There are flower beds each side of the lawn and a path leads through a topiary arch and meanders past the well-maintained pond to the Japanese pagoda at the end of the garden. There is an elevated seating area beside the pond. At the rear of the pagoda there are far-reaching views of the open countryside immediately beyond the garden boundary. A high wall with statues forms the left hand boundary, with a low wall and cypress trees on the right.

This truly is a wonderful combination of spectacular gardens and beautiful family home, in a splendid location.

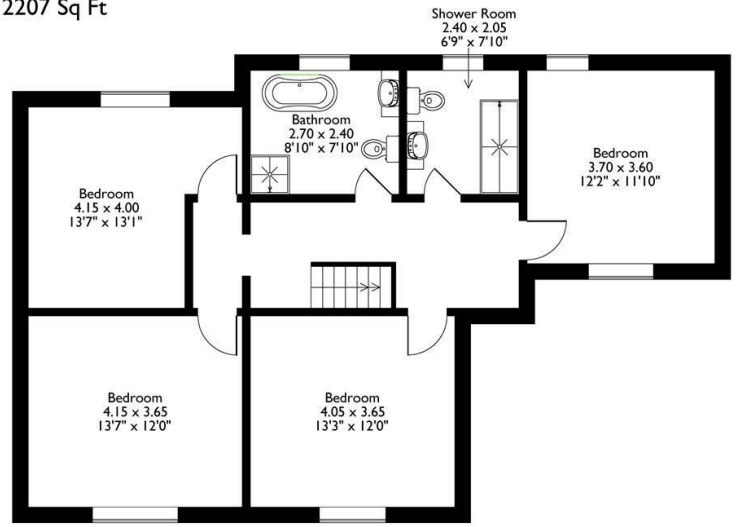
N.B. New EPC pending



Hillsley  
Approximate Gross Internal Area  
205 Sq M / 2207 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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