



74 Yokecliffe Drive, Wircsworth - DE4 4EX
Offers Around £400,000



74 YOKECLIFFE DRIVE

Wirksworth, Matlock

Occupying a pleasant position towards the head of a peaceful and highly sought-after cul-de-sac, this four bedroom detached family home is well presented throughout and ideally suited to modern family living. Situated in the popular market town of Wirksworth, the property offers easy access to a wide range of local amenities along with the surrounding scenic countryside. The accommodation itself briefly comprises entrance porch, welcoming hallway, guest cloakroom, spacious sitting room with wood burning stove and a dining kitchen ideal for both everyday living and entertaining. An airy sunroom to the rear provides extra space along with a pleasant outlook over the garden. To the first floor are four good-sized bedrooms, one with an en-suite, and a separate contemporary family shower room. Externally, there is a neatly maintained foregarden with a driveway providing off-road parking for two vehicles and access to the integral garage. To the rear, a delightful fully enclosed garden offers a private and secure outdoor space.

Viewing Highly Recommended.

Council Tax band: D

Tenure: Freehold

EPC Rating Applied For





Entrance Porch

6' 5" x 5' 11" (1.96m x 1.81m)

A glazed front door with matching side panels opens into this entrance porch, providing useful space for coats and footwear. The porch is finished with tiled flooring and an inset mat well. There is a window to the side aspect and a part-glazed door with matching side panels leads through to the entrance hallway.

Entrance Hallway

Light and welcoming entrance hallway with wooden flooring and a staircase leading up to the first floor. Glazed panelled doors provide access to both the kitchen/diner and the sitting room, allowing natural light to flow through the space. A further door opens to the guest cloakroom and a useful understairs storage cupboard is neatly tucked away behind a smaller door.

Sitting Room

16' 3" x 10' 10" (4.96m x 3.29m)

A spacious sitting room with a corniced ceiling and the wooden flooring continuing through from the entrance hallway. A wood-burning stove set on a stone hearth provides a focal point, while a deep square bay window to the front aspect brings in plenty of natural light and gives the room a pleasing shape.

Guest Cloakroom

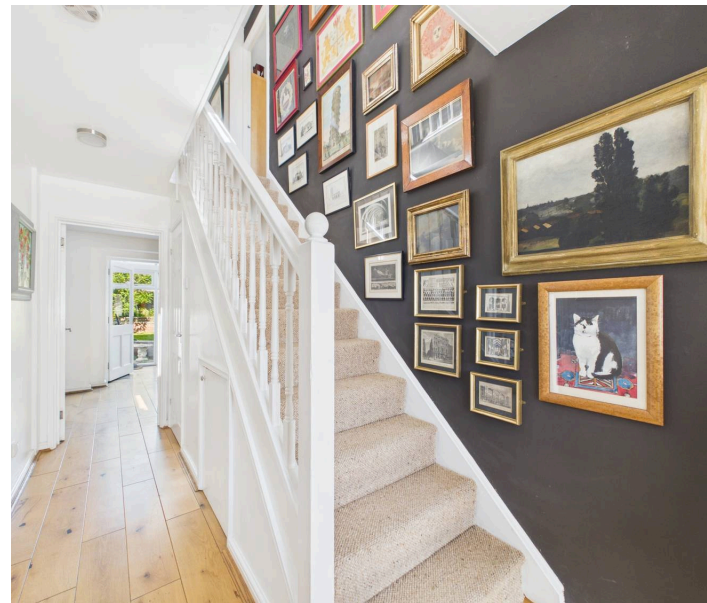
4' 9" x 4' 1" (1.45m x 1.24m)

Fitted with a low flush WC and a wall-hung wash hand basin with tiled splashback.

Kitchen/Diner

26' 0" x 8' 2" (7.93m x 2.49m)

Formerly two separate rooms, the current owners have opened this space to create a light and spacious dining kitchen, ideal for both everyday living and entertaining. The dining area offers ample space for a good-sized table and chairs, with glazed uPVC French doors opening directly onto the patio. The kitchen is fitted with a range of base units complemented by work surfaces and stylish tiled splashbacks. An inset sink with swan neck mixer tap is ideally positioned beneath a rear aspect window, looking into the sunroom and the garden beyond.



There is under-counter space and plumbing for a dishwasher, along with additional space for a freestanding fridge freezer. Currently in situ is a freestanding cooker with stainless steel splashback and extractor hood over. A part-glazed door between the kitchen and dining area leads through to the sunroom.

Sunroom

11' 9" x 4' 10" (3.58m x 1.48m)

This fully glazed sunroom is a delightful addition to the home, offering a bright and inviting space to relax while enjoying the outlook over the beautiful rear garden. A door to one side provides convenient access to the outside.

First Floor Landing

The staircase leading up from the entrance hallway reaches this galleried landing, featuring a front-facing window and doors leading to the four bedrooms and the family bathroom. An additional door opens to the former airing cupboard, now offering useful storage space. There is also access to the fully boarded loft via a hatch with a fitted ladder.

Bedroom One

10' 10" x 9' 9" (3.31m x 2.96m)

This is a good sized double bedroom with two windows to the front aspect providing a pleasant outlook over the neighbouring rooftops to the surrounding countryside. Double doors open to a built-in wardrobe, providing ample hanging and storage space, while a further door leads to the en-suite shower room.

En-suite Shower Room

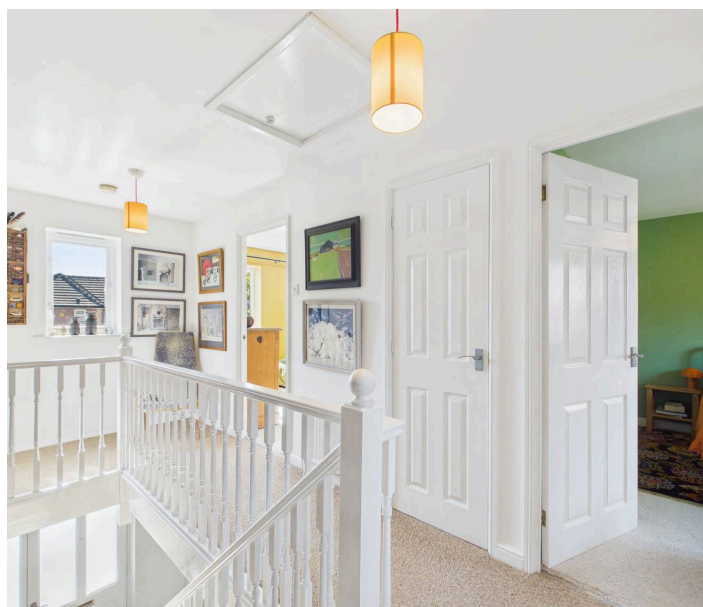
8' 3" x 4' 8" (2.51m x 1.43m)

This part tiled room is fitted with a three piece suite comprising a dual flush WC, a contemporary wash hand basin set within a vanity unit, and a shower cubicle with a thermostatic shower. The room is lit by inset spotlights and there is from a window to the side aspect. A ladder-style heated towel radiator completes the space.

Bedroom Two

10' 10" x 10' 2" (3.29m x 3.10m)

This second double bedroom is positioned at the rear of the home, enjoying a pleasant outlook over the garden and across neighbouring properties towards the surrounding hills.



It also benefits from a built-in wardrobe fronted with double doors.

Bedroom Three

10' 2" x 8' 6" (3.10m x 2.58m)

Bedroom three is also located at the rear of the home, enjoying similarly pleasant views as bedroom two, and features a built-in double wardrobe providing ample storage space.

Bedroom Four

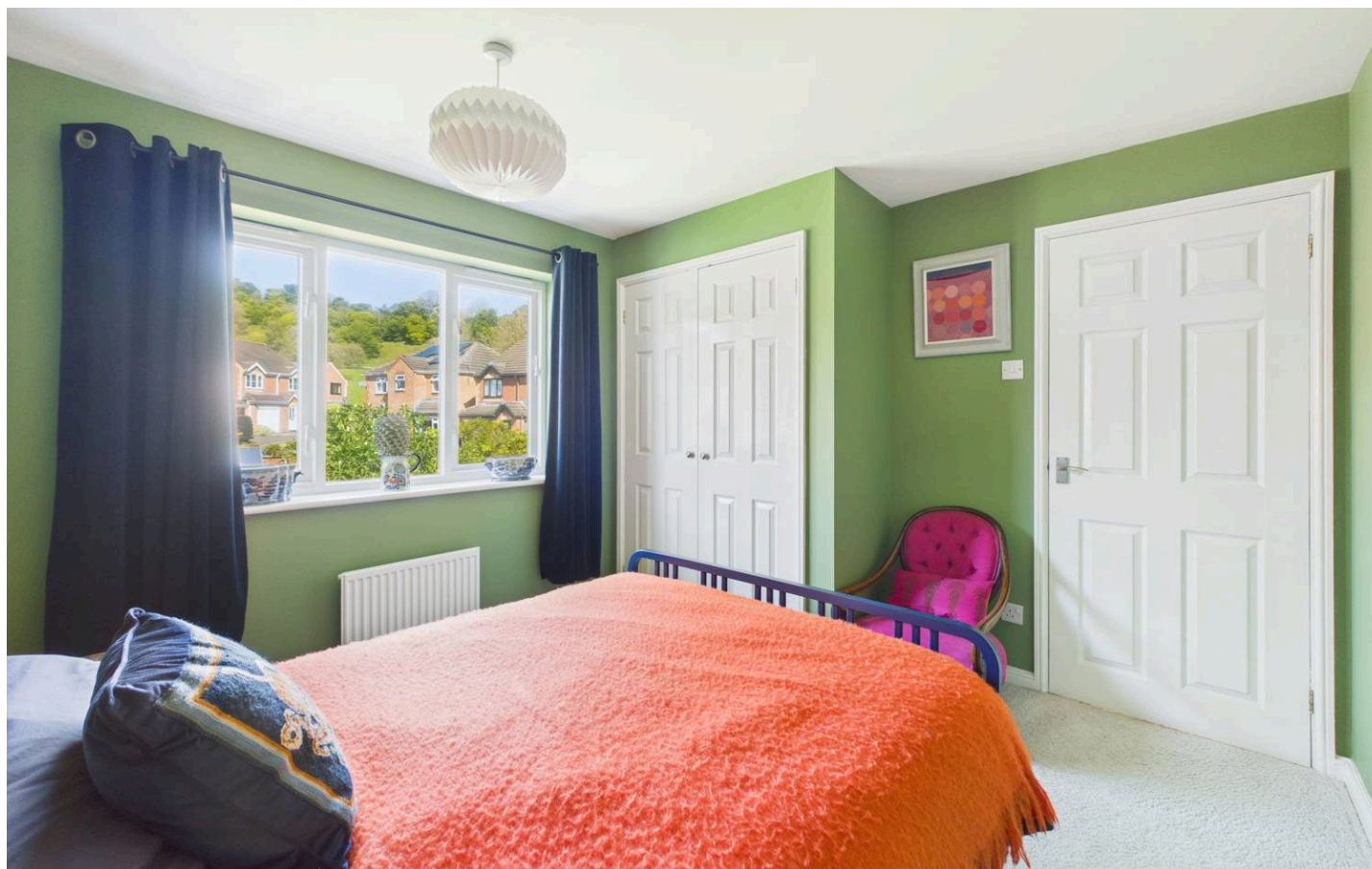
9' 11" x 8' 5" (3.01m x 2.56m)

This room is currently used as a home office, but works equally well as a comfortable fourth bedroom, featuring a front-facing window and a built-in storage cupboard.

Family Bathroom

6' 11" x 6' 3" (2.12m x 1.90m)

The bathroom is fitted with a modern suite comprising a large walk-in shower cubicle with thermostatic shower, a concealed cistern WC, and a wash hand basin with mixer tap set above a drawer unit. There is an obscured glass window to the rear aspect, inset spotlights, and a ladder-style heated towel rail.





REAR GARDEN

A well presented and thoughtfully arranged rear garden, fully enclosed by timber fencing to the sides and a brick wall to the rear. Gated pathways to both sides provide convenient access between the front and rear of the property. Immediately to the rear of the home is a paved patio area, ideal for outdoor dining. Steps lead up to a neat area of lawn, with further stone steps rising to an additional section of garden, predominantly laid with paving and gravel, offering space for a garden shed and further seating. The garden is beautifully framed by well established borders, featuring a variety of trees, flowering plants, and shrubs.

FRONT GARDEN

Alongside the driveway at the front of the property is a neatly maintained foregarden with planted borders.

Garage

The garage is accessed via an up-and-over door to the front, with the added benefit of a side personnel door. Measuring 5.13m x 2.46m, it is fitted with a work surface to one end, with space beneath for several appliances, including plumbing for a washing machine. A wall-mounted Vaillant combination boiler is also located here, serving the gas central heating system.

Driveway

To the front of the home is a driveway providing off street parking for two vehicles.





Floor 0

Approximate total area⁽¹⁾
122 m²
1312 ft²



Floor 1



(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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