



14 Oakerthorpe Road, Bolehill - DE4 4GP
Offers Around £335,000



14 OAKERTHORPE ROAD

Bolehill, Matlock

Situated in the sought-after area of Bolehill, just a short distance from the vibrant market town of Wirksworth, is this well-presented three-bedroom semi-detached home.

Recently refurbished by the current owner, the property offers well-appointed accommodation throughout, ideal for modern family living.

The accommodation briefly comprises an entrance hallway, guest cloakroom, and an open-plan living/dining/kitchen space, perfectly suited to both everyday living and entertaining. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys an exceptionally generous west-facing garden, making the most of afternoon and evening sun, alongside far-reaching panoramic countryside views. A driveway provides ample tandem parking and leads to a garage.

Further benefits include double glazing throughout and gas central heating, with a boiler installed approximately one year ago.

The property is ideally positioned for a peaceful semi-rural lifestyle, adjacent to the popular Black Rocks and within easy walking distance of the High Peak Trail. The nearby town of Wirksworth offers a range of independent shops, cafés and amenities, enhancing the appeal of this desirable location.

Offered for sale with no upward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hallway

To the front of the property, the main entrance door, featuring decorative glazed panels, opens into this welcoming hallway. High-quality wood-effect flooring is laid in an attractive herringbone pattern. There is access to the guest cloakroom, along with a staircase rising to the first floor. A part-glazed door leads through to the kitchen.

Guest Cloakroom

5' 11" x 2' 11" (1.80m x 0.90m)

Featuring tiled flooring and an obscured glass window to the side aspect, this room is fitted with a low-flush WC and a wall-hung corner wash hand basin.

Open Plan Kitchen Living Room

With a continuation of the herringbone flooring from the hallway, this open-plan kitchen living space is perfectly suited to modern living. Dual aspect and flooded with natural light.

Kitchen Area

10' 5" x 9' 2" (3.17m x 2.80m)

A well-equipped and stylish kitchen, fitted with a range of wall and base units complemented by work surfaces with matching upstands. The work surface between the kitchen and dining area extends to form a breakfast bar, providing seating for two and creating a sociable space. Integrated appliances include a fridge, freezer, full-size dishwasher, microwave, electric oven and induction hob with glass splashback and extractor hood over. The one-and-a-half bowl sink with swan neck mixer tap is ideally positioned beneath a large rear aspect window with a pleasant outlook over the garden towards the surrounding countryside. There is an additional window to the side aspect and the space is illuminated by inset spotlights. An internal door opens to a useful understairs storage cupboard which has a side aspect window and fitted shelving.

Living Room

25' 9" x 11' 11" (7.86m x 3.63m)

Offering flexibility in layout, the space is currently arranged with the dining area to the rear. Tri-fold doors flood the room with



natural light and open directly onto the patio, creating a lovely spot to enjoy the afternoon and evening sunshine with views over the garden. The lounge area, positioned to the front of the property, is carpeted to enhance a cosy feel and features a large front aspect window overlooking the foregarden. An attractive stone fireplace with a raised hearth provides a charming focal point and houses an open fire.

First Floor Landing

The carpeted staircase leads up from the hallway to the first-floor landing, which has a side-aspect window and doors opening to the three bedrooms and the bathroom. There is also access to the boarded attic space via a large hatch with a pull-down ladder.

Bedroom One

11' 3" x 10' 3" (3.43m x 3.12m)

A good sized double bedroom with a rear-facing window enjoying a fabulous outlook. Overlooking the garden, it also offers sweeping panoramic views of the countryside surrounding Wirksworth and Middleton. Within the room, sliding doors open to a built-in cupboard, providing ample storage and hanging space.

Bedroom Two

12' 6" x 9' 9" (3.81m x 2.98m)

This second well-proportioned double bedroom also benefits from a built-in wardrobe with sliding doors. Located at the front of the property, the window looks out over the foregarden.

Bedroom Three

9' 6" x 8' 10" (2.89m x 2.68m)

This third bedroom is also at the front of the home and features a built-in wardrobe.

Bathroom

7' 10" x 7' 2" (2.39m x 2.19m)

With vinyl flooring this part-tiled room is fitted with a white four piece suite comprising a dual flush WC, pedestal wash hand basin with mixer tap, panelled bath and a corner cubicle with thermostatic shower. There is an obscured glass window to the rear aspect and the room is lit by inset spotlights.





REAR GARDEN

If outdoor space is important, the rear garden will be a highlight of this home. Significantly larger than typically found with properties of a similar size, it enjoys a desirable west-facing aspect. Immediately to the rear of the house is a newly laid, generously sized patio which provides an ideal spot for outdoor dining to sit and enjoy the far reaching views and the afternoon sun and sunsets. The first section of the garden is laid mainly to lawn, complemented by raised vegetable beds and a greenhouse, which will remain. It is bordered by timber fencing on one side and hedging on the other, and features a variety of well established fruit trees and bushes. Beyond a planted archway lies a further sizable area of garden, again mainly lawned, with additional planting, trees, and an ornamental pond.

FRONT GARDEN

The property benefits from a front garden filled with an assortment of plants and shrubs, setting the house back from the roadside. A pathway leads directly to the front door and to the side, a driveway runs alongside the garden, leading to the garage, with a gate next to it providing access to the rear garden.

GARAGE

Single Garage

This detached garage measures 7.27m x 2.92m and features an up-and-over door to the front, a side pedestrian door, and a rear-facing window.

OFF STREET

3 Parking Spaces

The driveway provides off-road parking for at least three vehicles in a tandem arrangement.





Floor 0 Building 1

Approximate total area⁽¹⁾

86.8 m²

934 ft²



Floor 1 Building 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





GRANT'S OF DERBYSHIRE ESTATE AGENTS

21 ST. JOHN STREET, WIRKSWORTH - DE4 4DR

01629 823008

INFO@GRANTSOFDERBYSHIRE.CO.UK

WWW.GRANTSOFDERBYSHIRE.CO.UK/

ALL MEASUREMENTS IN THESE DETAILS ARE APPROXIMATE. NONE OF THE FIXED APPLIANCES OR SERVICES HAVE BEEN TESTED AND NO WARRANTY CAN BE GIVEN AS TO THEIR CONDITION. THE DEEDS HAVE NOT BEEN INSPECTED BY THE WRITER OF THESE DETAILS. THESE PARTICULARS ARE PRODUCED IN GOOD FAITH WITH THE APPROVAL OF THE VENDOR BUT THEY SHOULD NOT BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT AND THEY DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.