



Wheatcroft Close
Wirksworth MATLOCK

burchell
edwards

Wheatcroft Close Wirksworth MATLOCK DE4 4BB

for sale offers in excess of
£270,000



Property Description

Burchell Edwards are delighted to bring to the market this well-presented traditional three bedroom semi-detached property situated in a quiet cul-de-sac location nearby the popular town of Wirksworth. The accommodation in brief comprises, entrance hall, lounge, an open plan kitchen/diner and a conservatory to the rear. To the first floor there are three well proportioned bedrooms along with a four piece bathroom. Externally you will find a driveway providing ample off-road parking with a secure garden to the rear having a pleasant outlook. Viewings are strongly recommended.

Entrance Hallway

The property is entered via UPVC double glazed door to the front elevation into the hallway where there is a UPVC double glazed window to the side, a radiator, useful understairs storage cupboard, doors off leading to the lounge and kitchen/ diner and stairs off to the first floor.

Lounge

15' 2" Max x 12' 6" (4.62m Max x 3.81m)
Having a gas pebble effect fire, a radiator, UPVC double glazed window to the front and coving to the ceiling.

Kitchen/ Diner

18' 9" Max x 10' 1" Plus recess (5.71m Max x 3.07m Plus recess)
Having wall and base units with work surfaces over, CDA integrated appliances, integrated fridge freezer, CDA induction hob with stainless steel cooker hood over, plumbing for washing machine, tiled splashbacks, inset sink and drainer unit with mixer tap over, UPVC double glazed door to the side elevation, a radiator, work surfaces over, integrated CDA dishwasher, UPVC double glazed window to the rear and UPVC double glazed sliding doors opening to the conservatory.

Conservatory

12' 5" Max x 11' 2" (3.78m Max x 3.40m)
Having UPVC double glazed French door to the rear, UPVC double glazed window to the sides, tiled flooring and a radiator.

First Floor Landing

Having UPVC double glazed window to the side and doors off to the bedrooms and bathroom.

Bedroom One

12' 7" Max x 10' 9" (3.84m Max x 3.28m)
Having UPVC double glazed window to the front and a radiator.

Bedroom Two

11' 10" Max x 10' 3" (3.61m Max x 3.12m)
Having UPVC double glazed window to the rear elevation and a radiator.

Bedroom Three

9' 9" x 7' 2" Max (2.97m x 2.18m Max)
Having over stairs storage cupboard housing the boiler, UPVC double glazed window to the front elevation, a radiator and loft access with pull down ladder.

Bathroom

Having a bath with mixer tap over, mains fed shower cubicle, low level W.C, obscured UPVC double glazed window to the side and rear elevation, vanity wash hand basin with mixer tap over, tiled splashbacks and extractor.

Outside

To the front of the property is a tarmacked driveway providing ample off road parking with an arrangement of bushes and shrubs and gates side access leading to the rear. To the rear the garden is a generous size with pleasant outlook, paved seating area, laid to lawn, fenced boundaries, two brick built storage units with latch doors one of which has power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01773 822622
E belper@burchelledwards.co.uk

1-3 Bridge Street
 BELPER DE56 1AY

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BEL206596 - 0004