BRICKS + MORTAR

Yokecliffe Drive,
Wirksworth, DE4 4EX

PRICE REDUCED TO FACILITATE ONWARD SALE, with no upward chain beyond. OFFERS INVITED.

With a substantial two storey extension and loft extension, this well-presented family home has views to the adjacent rolling countryside, driveway parking for three vehicles, an integral garage, beautiful enclosed rear garden and spacious rooms throughout.

Located on the western edge of Wirksworth - named the Sunday Times 'Best place to live in Derbyshire' - this wonderful home is bright and airy throughout. On the ground floor, the entrance hallway leads through to the sitting room, ground floor WC, kitchen (and on through to the dining room and utility room). To the first floor are four double bedrooms (two en-suite) and the impressive family bathroom, with stairs leading on up to the fifth bedroom on the top floor. At the front is a driveway with space for three vehicles to park side-by-side in front of the integral garage. At the rear, the well-tended garden has a large dining patio, lawn and gate directly out to the open fields immediately beyond.

Wirksworth is known as The Gem of the Peak and is a thriving market town with a big focus on the arts. The Northern Light Cinema and annual arts festival are complemented by a range of quality eateries, friendly pubs and independent shops. There are walks and cycling trails aplenty, plus Carsington Water, Chatsworth House and the bustling market towns of Matlock, Bakewell, Ashbourne, Buxton and Belper all within easy reach.

*The owners have an agreed onward purchase with no chain above

- PRICE ONLY REDUCED TO FACILITATE ONWARD SALE - OFFERS INVITED
- Four double bedrooms, bathroom and 2 en-suites
- Substantially extended detached 5 bedroom family home
- Beautiful rear garden
- Two storey extension and loft extension
- Views to adjacent open countryside
- Integral garage
- Driveway parking for three vehicles side-by-side
- 15 minute walk to town, schools and leisure centre
- No upward chain beyond next property

Offers invited £520,000

Yokecliffe Drive, , Wirksworth, DE4 4EX

Front of the home

This attractive brick-built detached home has a tarmac drive with space for two vehicles to park in front of the garage - and a gravel area to the left with room for an additional parking space. To the left of that is a neat lawn.

A decorative iron gate and timber gate on the right lead to the rear garden. Over the front door is a gabled porch. Enter the home through the contemporary composite front door with chrome handle and letterbox.

Entrance Hallway

The wide and welcoming hallway has stairs to the first floor, a radiator and two ceiling light fittings. A modern door opens to the kitchen and double doors with vertical glazed panels lead into the sitting room. On the right is an under-stairs cupboard and WC. The hallway has laminate flooring and eye catching feature wallpaper.

Sitting Room

16'4" x 10'9" (5 x 3.3)

The oak-effect flooring flows seamlessly into this light and airy room. The large bay window at the front and glazed doors to the extended dining room bring natural light in from both ends of the room. The focal point is the gas fire, set upon a flagstone stone hearth and reclaimed gritstone fireplace surround. The room has a ceiling light fitting, radiator, wall lights and plenty of space for furniture.

Kitchen

14'11" x 10'4" (4.55 x 3.15)

This modern room has extensive granite worktops and a range of high and low level fitted cabinets. On the left are several cabinets, a chest-height Neff combi-oven and Hotpoint oven. In the corner is a full-height household cupboard.

At the far end, the granite worktop includes an integral ceramic Belfast sink with chrome mixer tap. Below are several deep pan drawers and space and plumbing for a dishwasher. To the right, the Neff four-ring gas hob has a brushed chrome extractor fan above and yet more high and low level fitted cabinets. An internal window (which is positioned where an original external window was) looks through to the utility room and a striking skylight above brings more natural light in. The room has recessed ceiling spotlights and space for an American-style fridge-freezer.

Utility Room

11'9" x 7'4" (3.6 x 2.25)

Formerly the kitchen, this is now an oversized utility room, with flagstone effect flooring, strip lighting, radiator and a door to the side path to the garden. The worktop has an integral 1.5 stainless steel sink and drainer with chrome mixer tap and cabinets below. Opposite is space and plumbing for a washing machine and tumble dryer, with more cabinets above.

WC

4'11" x 4'1" (1.5 x 1.25)

The fitted vanity unit has a ceramic sink with brass taps and the room includes a ceramic WC, radiator, ceiling light fitting and extractor fan.

Stairs to first floor landing

Carpeted stairs with a banister on the left lead to the long galleried landing. It has a window to the front, two ceiling light fittings, a radiator and small under-stairs cupboard. Matching doors with chrome handles lead into four double bedrooms (two en-suite and with the master including a dressing room), the family bathroom and stairs up to Bedroom Five.

Bedroom One

10'0" x 8'6" (3.05 x 2.6)

Currently used as a dressing room, this carpeted bedroom has a radiator, ceiling light fitting and recessed wardrobe.

Bedroom Two

10'9" x 9'8" (3.3 x 2.95)

With two windows offering views all the way up to Bolehill, this room has oak-effect flooring, a radiator, ceiling light fitting, recessed wardrobe and door to the en-suite shower room.

En-Suite Shower Room

8'2" x 4'9" (2.5 x 1.45)

The cubicle on the right has a pivoting glass door and tiled surround - and houses a Mira electric shower. The Ideal Standard ceramic pedestal sink has a chrome mixer tap and the room includes a ceramic WC, chrome heated towel rail, oak-effect flooring, frosted double glazed window, ceiling light fitting and extractor fan.

Bedroom Three
17'2" x 10'5" and 7'10" x 7'6" (5.25 x 3.2 and 2.4 x 2.3)
This wonderful master bedroom has a large dressing room, en-suite shower room and the most fantastic views to the fields at the rear. The carpeted bedroom has a radiator and ceiling light fan.

A door leads into the dressing room, which has full-height fitted open wardrobes along two walls with shoe racks, drawers and a dressing table. The room has oak-effect flooring, recessed ceiling spotlights and a radiator.

En-Suite Shower Room
7'10" x 4'11" (2.4 x 1.5)
With a porcelain tiled floor, recessed ceiling spotlights and frosted double glazed window, the room also includes an extractor fan, chrome heated towel rail and floor-to-ceiling tiled walls. The large double walk-in mains fed shower has monsoon and standard shower heads, a tiled surround and curved reinforced glass screen. There is also a 'floating' Ideal Standard ceramic sink with chrome mixer tap and capsule WC.

Bathroom
12'11" x 7'10" (3.95 x 2.4)
The beautiful bathroom has a distinctive light blue porcelain tiled floor with matching vanity unit doors, a huge rolltop bath and separate large shower cubicle.

The bath has a centrally-positioned chrome mixer tap, meaning you can stretch out and relax. The vanity unit on the right has a long marble shelf. There is a 'floating' Ideal Standard ceramic sink with chrome mixer tap, capsule WC, recessed ceiling spotlights, frosted double glazed window and floor-to-ceiling tiles. The large cubicle has a pivoting glass door and houses a mains-fed shower.

Bedroom Four
10'5" x 8'6" (3.2 x 2.6)
Another attractive room with great views to the fields at the rear, this room has parquet-style flooring, a radiator, ceiling light fitting and recessed double wardrobe. It is currently used as a home office.

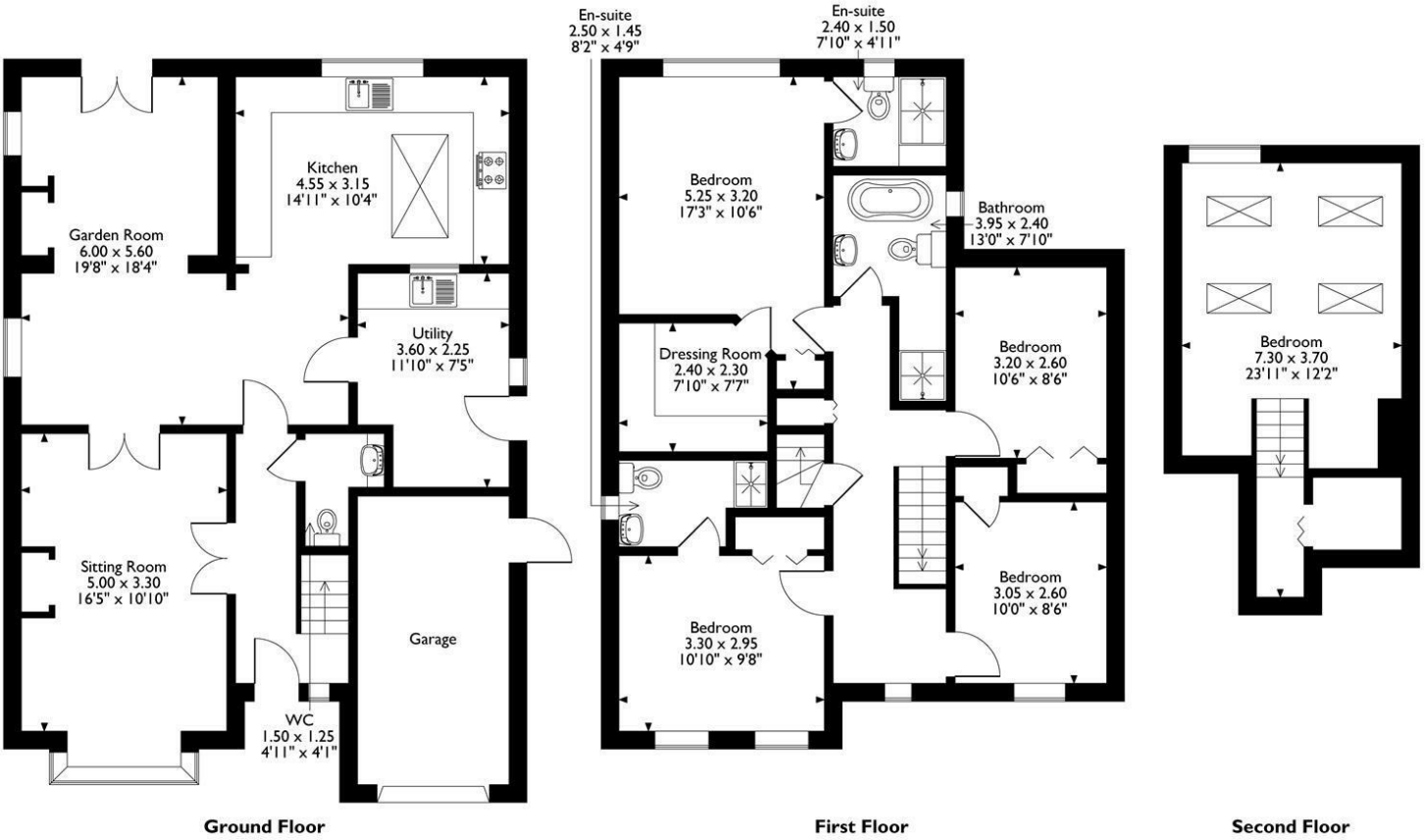
Bedroom Five
23'11" x 12'1" (7.3 x 3.7)
A fire safety door from the first floor landing leads to carpeted stairs with handrail on the left and doors to the large loft space on the right. This room receives lots of light through three Velux windows and feature triangular windows at the end. There are far-reaching views through the south-facing Velux on the left. The room has oak-effect flooring, a radiator, ceiling light fitting and strip light.

Rear Garden
Idyllic and peaceful, the garden with lovely views to the open countryside immediately beyond the garden fence. Accessed from the dining room and via path from the driveway, you alight upon the large patio. This runs beyond the full width of the house, with plenty of space for outdoor seating and dining. The distinctive bespoke oak 'ladder' arch was built specifically to grow roses on and it works beautifully.

The lawn is surrounded by pretty planted borders, which include a range of colourful plants and bushes. The potting shed 'lean to' has an electric supply and there is space in the left end of the garden for a shed and log store. A gate leads directly to the fields at the rear and the metal fence enhances the view. Timber fences form the boundary to the left and right.

Disclaimer
IMPORTANT NOTE TO POTENTIAL PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us

80 Yokecliffe Drive
Approximate Gross Internal Area
179 Sq M / 1927 Sq Ft
(Excluding Garage)



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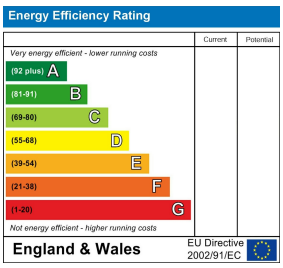

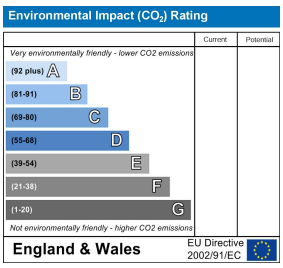

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