

Sally Botham
ESTATES

31 SUMMER LANE

Wirksworth, DE4 4EB

Guide Price: £400,000 - £450,000















Built c.1950s, a spacious detached property in need of renovation and remedial works, ideally located in a popular residential area within easy reach of the town centre. Standing in 0.3 acres of garden with delightful far-reaching views to the wooded hills that surround the town, the accommodation offers: three bedrooms one of which is on the ground-floor, WC, sitting room, dining room and breakfast kitchen with utility room. To the first floor there are two further bedrooms, a bathroom, and separate WC. There is ample driveway parking, integral garage and a good-sized south-facing rear garden with a flagged terrace.

Wirksworth is an ancient market town steeped in history. Situated in the scenic Derbyshire Dales on the southern fringes of the Peak District National Park, the town is surrounded by beautiful, dramatic hillside landscapes. Known for its rich industrial past centred on lead mining and limestone quarrying, Wirksworth is full of charming, narrow streets, ancient stone cottages, and impressive architecture. The town is ideally located for commuters and explorers alike, situated on the B5023 with direct access to the nearby city of Derby (11 miles). It is perfectly positioned for easy travel to the surrounding towns of Matlock (4 miles), Belper (6.7 miles), and Ashbourne (9 miles). For those who enjoy the outdoors, the spectacular Carsington Water reservoir and the high-elevation High Peak Trail are right on the doorstep, offering premier sailing, cycling, and walking routes. While Wirksworth offers outstanding local amenities, there are also nearby rail links from Matlock or Cromford, providing a regular branch line service straight into Derby and Nottingham.

Entering the property via a pair of half-glazed uPVC entrance doors which open to:

PORCH
With cream and brown tiles to the floor, and a glazed door with sidelight windows opening to:

RECEPTION HALLWAY
Having a staircase rising to the upper-floor accommodation, central heating radiator, and doors opening to:

SITTING ROOM
With a rear-aspect uPVC double-glazed bay picture window enjoying views over the garden to the wooded hills that surround the area. The room has a fireplace in artificial stone, central heating radiators, and a television aerial point.

KITCHEN
Again, with a rear-aspect double-glazed picture window overlooking the gardens and the surrounding open countryside. There are a range of pine-fronted kitchen units beneath a marble-effect worksurface. The room is partially tiled, and there are further storage cupboards. Set within the worksurface is a stainless sink with mixer tap. Set within a chimney piece is space for a cooker. Within the kitchen is a Trianco Eurostar boiler, which provides hot water and central heating to the property. The kitchen has a central heating radiator.

A panelled door with glazed upper panes opens to:

REAR ENTRANCE PORCH
Where a uPVC door opens onto the back of the property.

From the kitchen, a further door opens to:

UTILITY ROOM
With side-aspect windows, storage shelving, and a worksurface beneath which is space and connection for an automatic washing machine.

From the hallway, further doors open to:

BEDROOM ONE
With a front-aspect square bay window with UPVC double-glazed and leaded panes. The room has a range of fitted bedroom furniture, and a central heating radiator with radiator cover.

DINING ROOM
With a front-aspect uPVC double- and leaded window. There is a wall-mounted electric heater, central heating radiator with thermostatic valve, and servery hatch to the kitchen.

GROUND FLOOR WC
Having a front-aspect uPVC double-glazed and leaded window with obscured glass. There is an understairs storage cupboard, low-level flush WC, and corner wash hand basin.

From the hallway, a staircase rises via a half-landing – having a large front-aspect uPVC double-glazed and leaded window – to:

FIRST FLOOR LANDING
With a rear-aspect double-glazed dormer window with far-reaching views over the surrounding properties to the open countryside beyond. There is a fitted storage cupboard and there is access to the loft. Doors open to:

BEDROOM TWO
With a front-aspect double-glazed and leaded dormer window, central heating radiator with thermostatic valve, and a range of built-in wardrobes. There is a cast iron column central heating radiator.

BEDROOM THREE
Having a uPVC double-glazed gable-end window with a terrazzo tile sill. The room has a central heating radiator with thermostatic valve, built-in storage cupboard, and loft access hatch.

BATHROOM
Having a front-aspect uPVC double-glazed and leaded dormer window with obscured glass. Suite with: lilac-coloured panelled bath with a Triton T70SI electric shower over, and a matching wash hand basin set within a worksurface. The room has a central heating radiator, and an airing cupboard housing the hot water cylinder.

SEPARATE WC
With a front-aspect double-glazed window with obscured glass, and low-level flush WC.

OUTSIDE
The property is approached via a gated block-paved driveway, which provides off-road parking for several vehicles and gives access to the garage. There are borders stocked with ornamental shrubs.

A flagged pathway leads down the side of the property to an enclosed rear garden with a flagged terrace immediately to the rear of the property. The garden enjoys a southerly aspect, and beyond the terrace is a large area of garden with mature ornamental shrubs. Further down the plot is an overgrown area of garden with fruit trees and a range of pigeon lofts.

Accessed from the driveway is:

INTEGRAL GARAGE
Having an up-and-over vehicular-access door and side-aspect window.

SERVICES AND GENERAL INFORMATION
Mains electricity, water, and drainage are connected to the property. Heating and hot water are supplied by an oil-fired boiler.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'F'

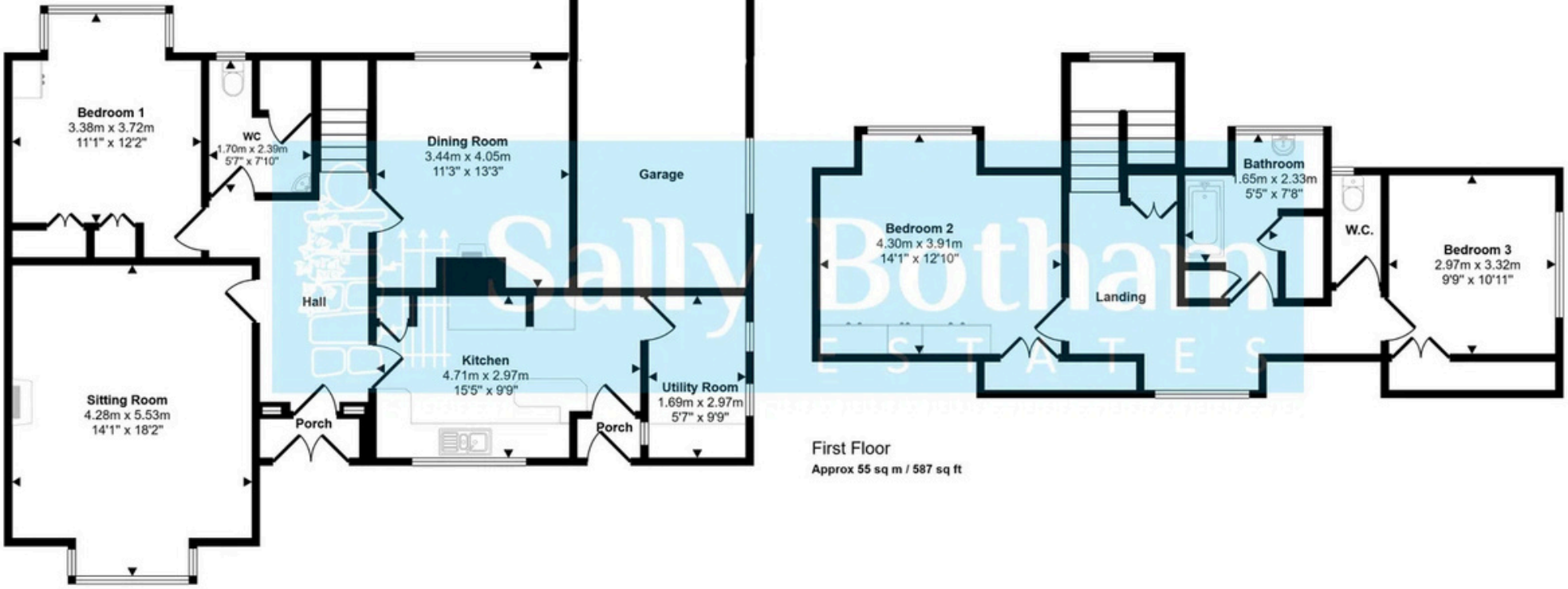
DIRECTIONS
From the marketplace in the centre of Wirksworth, take the road past the Hope and Anchor public house. At the mini island, turn right into Summer Lane where the property can be found on the left-hand side.

Disclaimer
All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers 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.





Approx Gross Internal Area
157 sq m / 1693 sq ft



Ground Floor
Approx 103 sq m / 1106 sq ft

First Floor
Approx 55 sq m / 587 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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