



10 Nether Gardens, Wirksworth - DE4 4DW
£245,000



10 NETHER GARDENS

Wirksworth, Matlock

Located just minutes away from the centre of the vibrant market town of Wirksworth (named by The Times as 'One of the best places to live 2025') is this semi-detached home, which is bursting with potential. The accommodation itself briefly comprises an entrance hallway, dining room, sitting room, kitchen with pantry, three bedrooms and a family bathroom. The property benefits from gas central heating, uPVC double glazing and to the rear is a larger than average and most pleasant garden. One of the garden's distinctive features is the historic wall that once formed part of Nether House, adding character and a sense of the town's heritage. Located in a convenient cul-de-sac, this property is offered for sale with no upward chain. Viewing highly recommended

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Viewing Highly Recommended
- Central Location
- No Upward Chain
- Three Bedroom Semi-Detached Home
- Gas Central Heating & Double Glazing
- EPC Rating D
- Delightful Rear Garden





Location

Nether Gardens is just minutes away from the heart of Wirksworth's historic town centre, with a good range of independent shops, restaurants, pubs and cafes, and a lively arts and social scene including the famous Arts Festival. There are medical facilities and good schools nearby, and excellent transport links including regular bus services, trains from nearby Cromford, and you can even catch a steam train to Duffield on the Ecclesbourne Valley Railway! The Derbyshire Dales offer beautiful countryside walks and cycle rides, and nearby Carsington Water has watersports, walks and wonderful wildlife. A short drive takes you to the Peak District National Park. Nearby towns such as Ashbourne and Matlock offer further facilities, and the city of Derby is just half an hour away by car. Nottingham and Sheffield are also within easy reach.

Ground Floor

The property is entered from the front via the part glazed door which opens into the

Entrance Hallway

Dimensions: 4.29 x 0.88 (14'0" x 2'10"). This hallway is carpeted and provides ample space for hanging bags and coats. Stairs rise to the first floor and doors open to the dining room and kitchen.

Dining Room

Dimensions: 3.71 x 2.97 (12'2" x 9'8"). This good-sized reception room enjoys a front-facing window that overlooks the surrounding neighbourhood. There's ample space for a dining table and chairs, making it ideal for entertaining or family meals. A decorative brick feature fireplace adds character to the room, while glazed sliding doors at the rear invite in additional natural light and open directly into the adjoining sitting room, enhancing the flow and versatility of the living space.

Sitting Room

Dimensions: 4.32 x 3.73 (14'2" x 12'2"). Another generously sized reception room is located at the rear of the property, featuring a charming fireplace with a coal-effect gas fire. French doors open out to the garden, offering delightful views of the well maintained outdoor space and its characterful heritage wall.

Kitchen

Dimensions: 3.14 x 2.33 (10'3" x 7'7"). The kitchen features a range



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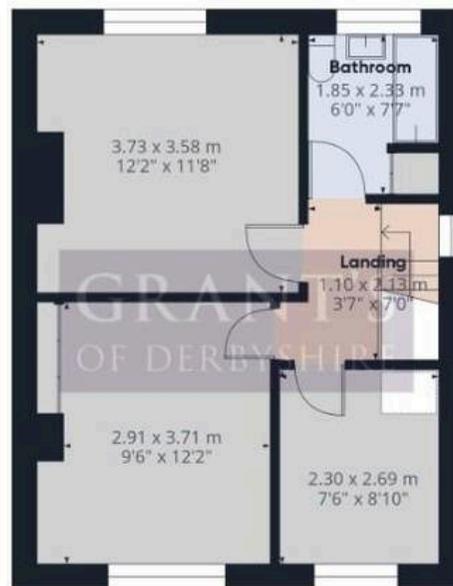








Floor 0



Floor 1

Approximate total area⁽¹⁾

82.4 m²

885 ft²

Reduced headroom

0.8 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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