



52 Steeple Grange
Wirksworth
Matlock
Derbyshire
DE4 4FS

Asking Price
£435,000

- Beautifully extended
- Versatile living accommodation
- Wealth of character and charm throughout
- Sitting room
- Dining room
- Well fitted breakfast kitchen with Utility room
- Four double bedrooms, one with ensuite
- Well appointed bathroom with separate shower
- Spacious rear garden
- Driveway providing off street parking

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

This sale offers a rare opportunity for the discerning purchaser to acquire this beautifully extended, character stone-built four-bedroom semi-detached property with the benefit of a large driveway providing off-street parking. Offering versatile living accommodation, ideal for a growing/extended family, situated close to the High Peak Trail.

Internally the property is sold with the benefit of gas-fired central heating and briefly comprises an entrance vestibule and reception hallway, a sitting room with a feature fireplace, a well-proportioned dining room, a fitted breakfast kitchen with granite surfaces and a pantry cupboard and utility. A secondary sitting room, wet room and double bedroom result in an ideal annex space. To the first floor are two double bedrooms, a spacious landing suitable for a study area, and a well-appointed bathroom with a separate shower cubicle. To the second floor is a double bedroom with an ensuite.

Outside is a large gated driveway to side providing ample off-street parking leading to spacious paved patio areas and a lawned garden to rear.

LOCATION

Wirksworth is a popular town set in beautiful countryside with a wide range of facilities available locally including shops, schools and leisure facilities. Matlock town centre is approximately four miles to the north offering a good range of amenities and Derby city centre is approximately fifteen miles to the south offering a broader range of amenities. Carsington Water is approximately four miles to the west with its leisure facilities and water sports. Bakewell is approximately ten miles to the north - a famous peak district town and all other facilities associated with the Peak National Park are all within easy reach. In addition, there are railway stations located at Matlock, Matlock Bath, Cromford and Whatstandwell, which in turn connects to Derby Station.





ACCOMMODATION

having wooden door providing access to:

VESTIBULE AREA

Having tiled floor covering. Wooden door provides access to:

RECEPTION HALLWAY

Having decorative tiled flooring. Central heating radiator. Ceiling rose and moulded cornice. Staircase to first floor. Doors providing access to dining room and:

SITTING ROOM

3.80m x 4.60m (12'5" x 15'1")

Please note the latter measurement being taken into the full depth of the bay window with single glazed wooden sash windows to front. Window to side with single glazed sash window. Central heating radiator. Fireplace with gas Aga. Decorative ceiling rose and moulded cornice.

DINING ROOM

3.80 x 3.80m (12'5" x 12'5")

Having wooden single glazed sash windows to side. Sealed unit double glazed windows in upvc frames to rear. Central heating radiator. Picture railing and ceiling rose. Useful built-in cupboard adjacent to chimney breast. Wooden door providing access to:

BREAKFAST KITCHEN

2.98m x 2.14m (9'9" x 7'0")

Having granite worktop with inset ceramic Belfast sink and adjacent drainer with chromed mixer tap over and upstand surround. Range of cupboards and drawers beneath with integrated appliances consisting of dishwasher and fridge freezer with free standing Rangemaster range oven with five ring hob over having complementary



Rangemaster extractor fan canopy above. Complementary wall mounted cupboards. Central heating radiator. Sealed unit double glazed windows in upvc frames to side. Opening provides access to USEFUL AND UNDER STAIRS STORAGE CUPBOARD which could also be used as a pantry.

UTILITY

2.14m x 1.61m (7'0" x 5'3")

having preparation surfaces with upstand and cupboards beneath plus appliance spaces for washing machine and other white goods. Electric extractor fan. Central heating radiator. Sealed unit double glazed door providing access to rear garden.

INNER LOBBY AREA

with central heating radiator. Sealed unit double glazed windows in upvc frames to side. Door providing access to ANNEX ACCOMMODATION and wooden door provides access to:

ANNEX LIVING ROOM

4.20m x 4.63m (13'9" x 15'2")

Please note the latter measurement being a maximum measurement. Central heating radiators. Velux roof windows. Double glazed door, with adjacent window, providing access to rear garden.

WET ROOM

2.90m x 1.53m (9'6" x 5'0")

having a tiled floor. White suite comprising pedestal wash hand basin with hot and cold chrome taps over and tiled splashback, low level WC and glass shower screen with chrome electric shower over. Chrome ladder style heated towel rail. Electric shaver point. Electric extractor fan. Sun tunnel sky light.



BEDROOM FOUR

2.19m x 4.13m (7'2" x 13'6")

having central heating radiator. Sealed unit double glazed windows to side.

FIRST FLOOR

SPACIOUS LANDING

having central heating radiators. Most useful space suitable for HOME OFFICE / STUDY AREA with double glazed sash windows in wooden ranges to front. Staircase leading to second floor. Doors providing access to bedrooms and bathroom.

BEDROOM TWO

3.73m x 3.06m (12'2" x 10'0")

Please note the latter measurement being taken into the recess adjacent to the chimney breast. Central heating radiator. Sealed unit double glazed windows in upvc frames to rear.

BEDROOM THREE

3.72m x 2.80m (12'2" x 9'2")

having feature cast iron fireplace. Central heating radiator. Double glazed sash windows in wooden frames to front.

BATHROOM

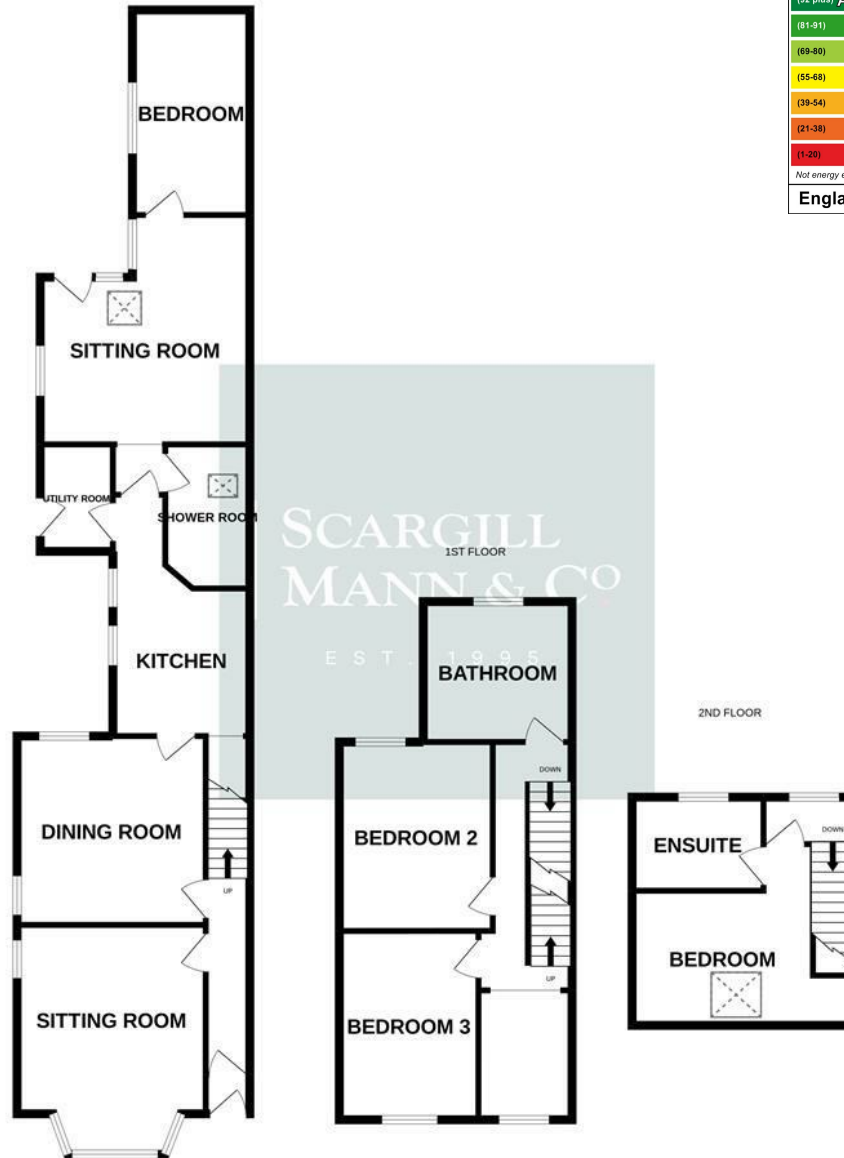
3.00m x 2.82m (9'10" x 9'3")

having tiled flooring. White suite comprising of pedestal wash hand basin with chrome mixer tap over and tiled splashback, low level WC, bath with mixer tap over and hand held shower head. Double width mains shower cubicle. Central heating radiator. Loft hatch access. Sealed unit double glazed opaque window in upvc frame to rear.

USEFUL BUILT-IN AIRING CUPBOARD

Suitable for towel storage and housing Worcester Bosch combination boiler.

GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	76
England & Wales	EU Directive 2002/91/EC	

SECOND FLOOR

LANDING

having sealed unit double glazed windows in upvc frames to rear. Wooden door provides access to:

BEDROOM ONE

4.51m x 3.74m (14'9" x 12'3")

Please note the former measurement being a maximum measurement. Velux roof window to front. Central heating radiator. Door providing access to:

EN-SUITE

2.62m x 1.87m (8'7" x 6'1")

having a white suite comprising pedestal wash hand basin with hot and cold chrome tap over. Low level WC. Large bath with hot and cold tap over with tile splashback. Chrome ladder style heated towel rail. Electric extractor fan. Sealed unit double glazed opaque window in upvc frame to rear.

OUTSIDE

To the front of the property is a low maintenance foregarden with well established hedging providing a degree of privacy with herbaceous and flowering border in plum slate. To the side of the property is gated access providing access to a most useful driveway providing ample off street parking for multiple vehicles.

Outside to the rear of the property is a well presented and maintained block paved patio seating area which gives way to a mainly laid lawn with well established planting and herbaceous border having stone wall surround.

DIRECTIONAL NOTE

The approach from our Matlock Office is to travel south along the A6 travelling through Matlock Bath and upon reaching the traffic light junction at Cromford turn right up The Hill, past the Market Place. Upon reaching Wirksworth, and after going under the High Peak Trail number 52 is located on the left hand side clearly denoted by our "for sale" board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (JS/JO)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2022