

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

12 Ladyflatts Road Wirksworth, Derbyshire DE4 4BQ



Well proportioned and positioned three bedroomed bungalow enjoying a cul-de-sac location with views over surrounding countryside NO UPWARD CHAIN

- Views throughout the property over surrounding countryside • Gas fired central heating • Upvc double glazing • Reception hallway • Sitting room • Fitted breakfast kitchen views • Utility / Garden room / Potential home office offering excellent potential to be incorporated into the kitchen • Three bedrooms
- Bathroom • Driveway providing off street parking and access to garage • Lawned foregarden area
- Well proportioned lawned garden with patio areas to rear enjoying views over surrounding countryside •

Offers over £270,000



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GENERAL INFORMATION

This sale offers an excellent opportunity for the discerning purchaser to acquire this well positioned three bedroomed bungalow enjoying a cul-de-sac location and views over surrounding countryside.

The property is sold with the benefit of no upward chain, gas fired central heating and sealed unit upvc double glazing. Internally comprises of a reception hallway, sitting room which enjoys views, fitted breakfast kitchen and large utility / office / garden room - both of these enjoys roof top views over surrounding countryside. There are three bedrooms and a bathroom.

Outside to the front of the property is a driveway providing ample off street parking and access to the garage with adjacent lawned foregarden area. To the rear of the property is a well proportioned garden with lawn and two patio areas, again enjoying rooftop views over surrounding countryside.

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 thirteen miles to the south offering a broader range of amenities. The property is adjacent to the High Peak Trail, a 19 mile walking and cycling route into the Peak District.

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 connect to Derby Station.

ACCOMMODATION

RECESSED STORM PORCH AREA

Having wooden panelled and double glazed opaque door with matching side screen window providing access to:

L-SHAPED RECEPTION HALLWAY 4.31m x 1.51m extending to 2.25m (14'2" x 4'11" extending to 7'5")

Having trap door access to roof space. Central heating radiator. Coved cornice. Six doors provide access to the sitting room, kitchen, bedrooms and bathroom respectively.

SITTING ROOM 3.64m x 3.70m (11'11" x 12'2")

Having a Silestone fire surround and raised hearth with fitted gas fire. Satellite connection point. Coved cornice. Central heating radiator. Sealed unit double glazed window in upvc frame to front with rooftop views over surrounding countryside.

FITTED KITCHEN 4.26m x 3.64m (14'0" x 11'11")

Having a range of roll edged preparation surfaces incorporating an inset one and a half stainless steel sink unit with adjacent drainer, chromed mixer tap over, tiled splashback surround and having a range of oak panelled base drawers and cupboards beneath. Complementary wall mounted cupboards over with under lighting. Inset four ring stainless steel gas hob with double electric fan assisted oven beneath and filter canopy over. Central heating radiator. Ceramic tiled floor covering. Cupboard housing wall mounted Worcester combination gas fired boiler which provides domestic hot water and services



the central heating system. Sealed unit double glazed window in upvc frame to side with rooftop views over surrounding countryside. Window and opaque glazed door leads into:

UTILITY / GARDEN ROOM / STUDY AREA 5.45m x 3.05m (17'11" x 10'0")

Having a range of preparation surface with cupboards beneath. There is an appliance space suitable for an automatic washing machine and a second suitable for a tumble dryer. There are a further range of built-in cupboards. Two central heating radiators. Telephone jack point. Range of sealed unit double glazed windows in upvc frames and a wooden panelled and opaque double glazed door which overlooks the garden and has roof top views over the surrounding countryside.

BEDROOM ONE 3.79m x 2.74m (12'5" x 9'0")

Having central heating radiator. Sealed unit double glazed window in upvc frame to front overlooking the foregarden and having roof top views towards surrounding countryside.

BEDROOM TWO 2.83m x 3.25m (9'3" x 10'8")

Having two central heating radiators. Sealed unit double glazed window in upvc frame to rear which overlooks the garden and rooftop views.

BEDROOM THREE 3.30m x 2.27m (10'10" x 7'5")

Having central heating radiator. Sealed unit double glazed window in upvc frame.

BATHROOM 1.61m x 1.85m (5'3" x 6'1")

Being fully tiled and having a white suite comprising pedestal wash hand basin, low level WC and bath with glass shower screen and Mira shower over. Heated towel

rail. Ceramic tiled floor covering. Spot lights. Sealed unit double glazed opaque window in upvc frame to side.

OUTSIDE

Immediately to the front of the property is a lawned foregarden with herbaceous border and driveway provides off street parking and access to the garage.

GARAGE 4.98m x 2.42m (16'4" x 7'11")

Having power and lighting. Electricity consumer unit. Gas meter. Water meter. Up and over door to front.

Immediately to the rear of the property is a paved patio area giving way to a lawned garden and a second large paved patio. The garden has a selection of herbaceous borders and is enclosed by a range of close lapped timber fencing, having roof top views over surrounding countryside.

COUNCIL TAX BAND

Council Tax Band - B

DIRECTIONAL NOTE

The approach from Wirksworth town centre is to proceed down St John's Street and upon reaching the roundabout junction turn right into Summer Lane. Proceed to the top of Summer Lane turning left into Pittywood Road and then left again into Stafford Crescent. Take the next left into Ladyflatts Road where number 12 will be located by our "for sale" board.

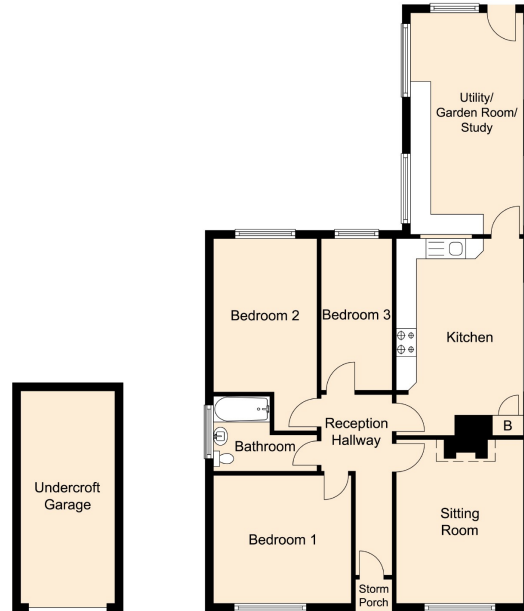
VIEWING

Strictly by appointment through Scargill Mann & Co - Wirksworth Office 0129 823489 (AT 22.10.2020)



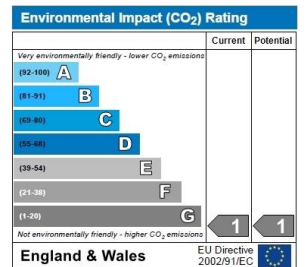
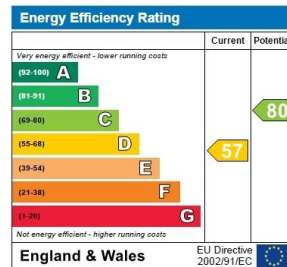
Garage Floor

Ground Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Assessments First



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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