

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 7 Wirksworth Hall Gardens Wirksworth, Matlock, Derbyshire DE4 4GX



**A rare opportunity to acquire this three bedroomed detached property enjoying a well proportioned garden plot within a sought after location of Wirksworth**

- Gas fired central heating • Sealed unit upvc double glazing
- Reception hallway • Sitting room • Dining room • Fitted dining kitchen with pantry
- Three bedrooms • Shower room and separate WC • Canopied walk-way leading to garage, outside store and outside WC • Detached workshop / potential home office with power and lighting • Large lawned garden
- Gated driveway providing off street parking •

**Price £450,000**



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### GENERAL INFORMATION

This sale offers a rare opportunity for the discerning purchaser to acquire this three bedroomed detached property enjoying a well proportioned garden plot within a sought after location of Wirksworth.

The property requires modernisation throughout, is sold with the benefit of no upward chain having gas fired central heating and sealed unit upvc double glazing. Internally the property briefly comprises of a reception hallway, sitting room, dining room and fitted dining kitchen with pantry cupboard. To the first floor are three well proportioned bedrooms, a shower and separate WC.

Outside the property has a gated driveway providing ample off street parking and access to the garage, which has a canopied walk-way from the kitchen door providing access to an outside WC, outside store and the garage.

It should be noted that there is also a detached brick built workshop with power and lighting, offering excellent potential for a home office. As described the property enjoys a large garden plot.

### 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.

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

Storm porch area having panelled and opaque upvc double glazed entrance door providing access to:

#### **RECEPTION HALLWAY 4.74m x 2.54m (15'7" x 8'4")**

Having staircase off to first floor. Central heating radiator. Built-in cloaks storage cupboard with shelving. Parquet block floor covering. Sealed unit double glazed window in upvc frame to side. Three doors provide access to the dining kitchen and sitting room / dining room respectively.

#### **DINING KITCHEN 4.55m x 3.04m (14'11" x 10'0")**

Having a range of roll edged preparation surfaces incorporating an inset one and a half 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. Inset Stoves four ring gas hob with wall mounted double electric fan assisted Stoves oven and grill. Three appliance spaces one having plumbing suitable for an automatic washing machine, a second having a vent suitable for a tumble dryer and a third with power for a fridge / freezer. Central heating radiator. Integrated wall mounted Potterton gas fired boiler providing domestic hot water and services the central heating system. Sealed unit double glazed window in upvc frame to front, a second to side and a third to rear which overlooks the driveway. Panelled and opaque glazed upvc door to rear leads to a canopied area which provides access to the garage, outside store and outside WC. A door provides access to a:

#### **WALK-IN PANTRY CUPBOARD 2.27m x 0.88m (7'5" x 2'11")**

Having an opaque double glazed window in upvc frame to rear and light.

#### **SITTING ROOM 4.55m x 3.64m (14'11" x 11'11")**

Note the latter measurement being taken into the recess adjacent to the chimney breast having a Silestone raised hearth and fireplace incorporating fitted gas fire. Central heating radiator. TV aerial connection. Parquet block floor covering. Sealed unit double glazed window in upvc frame to front and a further window to side. Bi-fold doors open into the:





**DINING ROOM 3.64m x 3.65m (11'11" x 12'0")**

Having a parquet floor covering. Central heating radiator. Sealed unit double glazed window in upvc frame to side.

**FIRST FLOOR**

**SEMI-GALLERIED LANDING**

Having five doors providing access to the bedrooms, shower room and separate WC. There is a built-in airing cupboard housing hot water cylinder with slatted shelving over and header tank. Additionally there is a door providing access to a most useful front eave storage cupboard having sealed unit double glazed window in upvc frame.

**BEDROOM ONE 4.55m x 3.64m (14'11" x 11'11")**

Having a range of built-in bedroom furniture comprising of wardrobes with hanging rails, cupboards over. Vanity area with chest of drawers and cupboards, bedside cabinets and window seat with drawers beneath. Central heating radiator. Sealed unit double glazed window in upvc frame to front and side.

**BEDROOM TWO 4.55m x 3.03m (14'11" x 9'11")**

Having central heating radiator. Sealed unit double glazed window in upvc frame to front and side.

**BEDROOM THREE 3.64m x 3.45m (11'11" x 11'4")**

Having central heating radiator. Sealed unit double glazed window in upvc frame to side having roof top views over Wirksworth and towards surrounding countryside.

**SHOWER ROOM 1.77m x 1.66m (5'10" x 5'5")**

Having a white suite comprising vanity wash hand basin with chromed mixer tap over, tiled splashback and cupboards / drawers beneath. Large tiled shower cubicle with electric Triton shower over. Chromed ladder style heated towel rail. Electric Dimplex heater. Sealed unit double glazed opaque window in upvc frame to rear.

**SEPARATE WC 2.30m x 0.89m (7'7" x 2'11")**

Having low level WC. Trap door access to roof space. Sealed unit double glazed opaque window in upvc frame to rear.

**OUTSIDE**



Accessed off the kitchen is a **CANOPIED WALK-WAY 3.04m x 1.56m plus 1.44m x 2.16m (10'0" x 5'1" plus 4'9" x 7'1")** which leads to the garage, outside store and outside WC.

**GARAGE 5.52m x 3.06m (18'1" x 10'0")**

Having power and lighting. Trap door access to roof space. Electrically operated roller shutter garage door to front. Electricity consumer unit. Gas meter. Sealed unit double glazed opaque window in upvc frame to front and rear.

**OUTSIDE STORE 1.72m x 1.54m (5'8" x 5'1")**

Having lighting. Central heating radiator.

**OUTSIDE WC 1.60m x 1.38m (5'3" x 4'6")**

Having a low level WC and wash hand basin. Power and lighting. Sealed unit double glazed opaque window in upvc frame to rear.

The property has a gated driveway to side, accessed off Wirksworth Hall Gardens, providing ample off street parking and access to the garage. The property enjoys a large garden plot with lawned area to front and side incorporating flowering and herbaceous borders with a timber garden shed and a brick outbuilding / workshop.

**BRICK OUTBUILDING / WORKSHOP 4.27m x 3.27m (14'0" x 10'9")**

Having three windows. Power and lighting.

**COUNCIL TAX BAND**

Derbyshire Dales - Tax Band E

**DIRECTIONAL NOTE**

The approach from Wirksworth town centre is to proceed along Coldwell Street (B5035) taking the third turning on the right into Wirksworth Hall Gardens where the driveway to the property is shortly located on the left hand side, clearly denoted by our "for sale" board.

**VIEWING**

Strictly by appointment through Scargill Mann & Co - Wirksworth Office 01629 823489 (AT 27.10.2020)



#### 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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#### **WIRKSWORTH**

8 Market Place, Ashbourne, Derbyshire DE6 1ES

1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ

4 St. James's Street, Derby DE1 1RL

39 Dale Road, Matlock, Derbyshire DE4 3LT

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