

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

74 Steeple Grange Wirksworth, Derbyshire DE4 4FS



Substantial three / four bedroomed chalet style detached bungalow enjoys enviable position with vacant possession being available

- A few minutes walk from the High Peak Trail • Sold with the benefit of gas central heating and double glazing • Scope for some minor improvements and modernisation • Entrance Porch • Reception hallway • Study / bedroom four • Spacious living room (could easily be split to provide two separate rooms) • Dining kitchen with pine units • Rear porch • Ground floor bathroom • Ground floor double bedroom one with fitted wardrobes • Two first floor double bedrooms - both with en-suite shower rooms • Manageable garden • Garage and car space •

Price £395,000



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GENERAL INFORMATION

A deceptively spacious three double bed roomed detached bungalow, with separate study / bedroom four, with scope for modernisation and improvements but offering excellent potential. Could ideally suit a family or a retiring couple. Situated in the ever popular location of Wirksworth, in a cul-de-sac location, having direct access to the High Peak Trail.

The property is offered with vacant possession and offers good sized reception hallway with stairs to the first floor off, study/ bedroom four, spacious living room with two beams, feature brick fireplace and patio door - could easily be converted to provide additional bedroom space. There is a large fitted dining kitchen with pine units and integrated appliances, a large double bedroom one to the ground floor with fitted wardrobes and a ground floor bathroom with three piece suite. To the first floor are two large double bedrooms both with en-suite shower rooms.

Outside there is an integral garage with ample car standing space to the front and a variety of stores to side. To the rear of the property is a raised easy to manage private garden.

The sale provides a very good opportunity to acquire a well positioned large detached chalet bungalow in a popular location.

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

ENCLOSED PORCH

With part panelling to main walls. Providing access to:

RECEPTION HALLWAY

With central heating radiator. Wooden floor. Stairs to the first floor off. Decorative plate rack. Access door the garage.

STUDY / BEDROOM FOUR 2.49m x 2.75m (8'2" x 9'0")

With wooden floor. Central heating radiator.

SPACIOUS LIVING ROOM 9.35m x 3.8m (30'8" x 12'6")

With two central heating radiators. Beamed ceiling. Feature brick pillar and feature brick fireplace having stone mantle and electric stove. Patio door providing access to rear garden. Two Georgian style glazed doors providing access to the hallway.

DINING KITCHEN 4.4m x 4.5m (14'5" x 14'9")

With a range of pine fitted units offering one and a half bowl inset sink units with mixer taps over, base cupboard beneath. Range of base and drawer units with work surfaces over tiled surrounds. Inset five ring gas hob with extractor hood above. Built-in oven and grill in matching



housing unit. Three tall food / broom cupboards. Integrated fridge and integrated dishwasher. Plumbing for an automatic washing machine. Complementary wall mounted cupboards. China glazed display cupboard. Tiled floor. Central heating radiator. Door to the rear off.

REAR PORCH

With tiled floor. Upvc door to rear.

BEDROOM ONE 3.65m x 3.81m (12'0" x 12'6")

With built-in wardrobes with mirrored doors to front. Central heating radiator.

BATHROOM

With low level WC, pedestal wash hand basin, panelled bath with tiled surrounds and shower over with glazed side screen. Central heating radiator. Pine panelling to main walls. Decorative spot light.

FIRST FLOOR

LANDING

With under eaves storage cupboards. Central heating radiator.

BEDROOM TWO 3.93m x 4.43m (12'11" x 14'6")

With under eaves wardrobe storage cupboards. Central heating radiator. Spot lighting. Velux roof light and window to side.

EN-SUITE SHOWER ROOM

With low level WC, wash hand basin and shower cubicle. Velux roof light.

BEDROOM THREE 4.2m x 3.9m (13'9" x 12'10")

With central heating radiator. Under eaves storage and workspace. Velux roof light to front.

EN-SUITE SHOWER ROOM

With low level WC, pedestal wash hand basin and shower cubicle. Wooden floor. Velux roof light.

OUTSIDE

To the rear of the property is an easy to manage garden with lower level patio area with greenhouse, raised lawns with well stocked flowering borders and summer house. To the side of the property are lean-to stores with entrance from the rear and front and there is ample car standing space to the front.

GARAGE 5.6m x 2.7m (18'4" x 8'10")

With boiler providing domestic hot water and servicing the central heating system. Power and lighting. Up and over door. Window to side.

COUNCIL TAX BAND

Derbyshire Dales - E

DIRECTIONAL NOTE

The approach from our Wirksworth Office is to proceed up St John Street passing the Market Place, continuing along this road and in turn passing the Petrol Station / Co-Op where the road then becomes Cromford Lane, continue along this road climbing the hill and the road becomes Steeple Grange and just before the High Peak Junction Bridge take a turning left where signposted for Steeple Grange. Follow the road round, take another left, then number 74 is then the second property on the right as denoted by our "for sale" board.

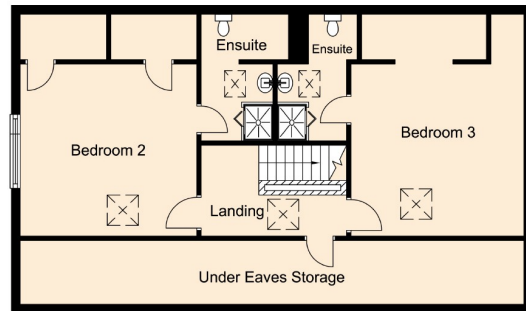
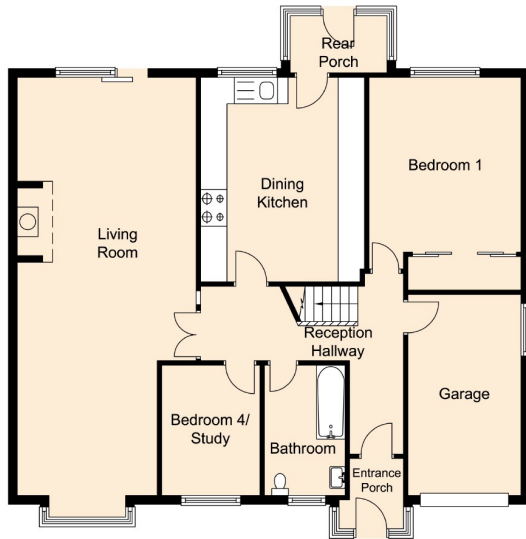
VIEWING

Strictly by appointment through Scargill Mann & Co - Wirksworth Office 01629 823489 (DM/JO)



Ground Floor

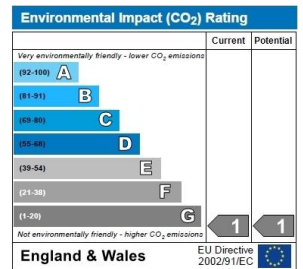
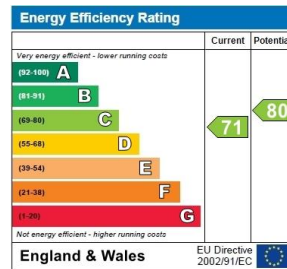
First Floor



74 Steeple Grange, Wirksworth, DE4 4FS

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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