

Woodlands

Wirksworth, Matlock, Derbyshire, DE4 4PG

John 
German





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£575,000

Who says you can't have it all? This fabulous property combines all the convenience of a modern four bed detached, tucked away in a secluded location, within walking distance of the centre of this pretty market town, and looking out on to idyllic Derbyshire scenery.



Entrance to the property is via a uPVC double glazed entrance porch with hanging space for coats and a further entrance door that opens into the main hallway. Doors lead off to the ground floor living spaces and stairs rise to the first floor landing. Real wood flooring runs through from the hallway into a lovely cosy living room with a square uPVC double glazed bay window overlooking the front elevation, a Clearview log burning stove provides a great focal point in the room with a rustic lintel and a granite hearth.

The lounge leads onto the dining kitchen that has been fully refitted and remodelled providing a great dining space with double glazed patio doors opening out onto the rear garden. The kitchen area has been refitted with a range of modern base units with wood work surfaces, ceramic butler twin bowl sink with mixer tap, tiled splashbacks, range cooker with extractor hood over, integrated dishwasher with a recess built-in to house a fridge freezer. There is a very clever built-in storage unit with sliding doors that conceal the washing machine with extensive additional storage. The room is filled with natural light via three uPVC double glazed windows looking out onto the rear and side elevations and a part glazed side entrance door that opens into the conservatory.

The conservatory is sat on the west-facing side of the property to enjoy those idyllic views and benefits from uPVC double glazed windows, a warm roof and a uPVC double glazed entrance door leading out onto the main patio.

Continuing back through the property to the main hallway where there is a refitted guest cloak/WC refitted with a low flush WC, vanity washbasin with storage beneath, chrome heated towel rail, uPVC double glazed window to the side.

Completing the ground floor accommodation is the study which has a uPVC double glazed window overlooking the front elevation.

On the first floor stairs lead to a central landing with doors leading off to the bedrooms and family bathroom.

The spacious master bedroom overlooks the front elevation via a uPVC double glazed window. The en-suite shower room has been refitted with a corner shower cubicle, concealed flush WC and a vanity washbasin with storage beneath, wall mounted frameless LED mirror, chrome heated towel rail and full height ceramic tiling.

Bedroom two has a bespoke built-in double wardrobe and a uPVC double glazed window overlooking the rear garden. Bedroom three takes advantage of the glorious view with a double aspect uPVC double glazed window to the side whilst bedroom four overlooks the rear garden.

The family bathroom is fitted with a three piece suite comprising low flush WC, pedestal washbasin and a panelled bath with shower over and glass screen, tiled splashbacks, wall mounted cabinet, frameless LED mirror, uPVC double glazed window to the rear.

Outside, the property is tucked away in a private corner position with entrance on to the extensive block paved driveway via brick boundary walls with brick posts with acorn finials. The driveway leads to the detached double garage which has power connected, twin vehicular doors and a courtesy door to the side with steps leading down to the main patio area. The property sits behind a low maintenance front garden with herbaceous beds set with ornamental trees including some lovely Japanese Acer's and steps down to a block paved seating area with a brick archway with a wrought-iron gate leading around to the side. The area to the side of the property enjoys the best of the views and great privacy having been block paved to make an ideal outdoor entertaining area with herbaceous beds and a low slatted fence ensuring that the view remains uninterrupted even whilst seated. A further gated brick arch leads through to the walled garden which is also lovely and private being mainly laid to lawn with raised flower beds, ornamental borders, specimen trees, a decked seating area and a timber summerhouse.

Agents note: An internal wall was installed to divide the existing lounge/diner and the pre-existing dividing wall between the dining room and kitchen was removed. There are no building regs approval documents for these changes.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway and double garage **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JG A10092024



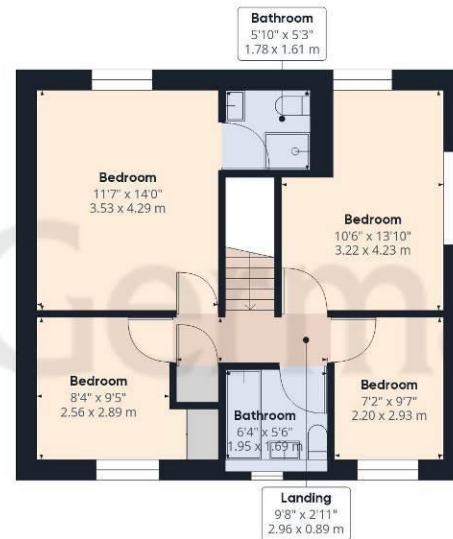




Ground Floor

Approximate total area⁽¹⁾

1351.95 ft²
125.6 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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