



34 Malthouse Close, Wirksworth - DE4 4FT
£239,995



34 MALTHOUSE CLOSE

Wirksworth, Matlock

This beautifully presented three-bedroom home is ideally situated just a short distance from the sought-after market town of Wirksworth, offering a perfect blend of comfort, space, and convenience. The ground floor boasts a welcoming entrance hallway, a bright and airy living room, a dedicated dining area, a versatile conservatory, a well-appointed kitchen, and a handy ground-floor WC. Upstairs, you'll find three spacious bedrooms and a modern family bathroom. Outside, the property features a generously sized rear garden ideal for relaxing or entertaining, along with a charming front garden. Additional benefits include off-street parking, gas central heating, and uPVC double glazing throughout. Viewing highly recommended. Video tour available. No upward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Front and rear garden
- EPC rating D
- No upward chain
- Three bedroom property
- Video tour available
- Viewing highly recommended





Ground floor

The property is accessed via the path through the charming front garden.

Entrance hall

Dimensions: 1.43 x 1.02 (4'8" x 3'4"). As you enter the property, you're greeted by a light and airy entrance hall that immediately creates a welcoming atmosphere. Natural light fills the space, giving it a bright and open feel. From here, several doors lead off to the main rooms of the house, allowing easy access to the living room, kitchen, dining area, and ground-floor WC.

Living room

Dimensions: 4.01 x 3.27 (13'1" x 10'8"). At the front of the property, you'll find a generously sized living room that feels bright and welcoming thanks to a large front-facing window. This feature floods the space with natural light, creating a warm and comfortable atmosphere that's perfect for relaxing or entertaining.

Kitchen

Dimensions: 3.21 x 2.56 (10'6" x 8'4"). To the rear of the property is a stylish, contemporary kitchen fitted with a range of wall, base, and drawer units that offer plenty of storage. Integrated appliances include an induction hob, fridge freezer, an oven and a sleek stainless steel sink with mixer tap. There is plumbing in place for a washing machine, and a rear-facing window fills the room with natural light, while a back door provides convenient access to the garden.

Dining room

Dimensions: 2.93 x 3.25 (9'7" x 10'7"). This spacious dining room offers ample space for a dining table and chairs, which is perfect for entertaining guests and family meals.

Conservatory

Dimensions: 2.14 x 3.00 (7'0" x 9'10"). Located just off the dining room, this delightful space provides a lovely view of the garden and is bathed in natural light.



Downstairs WC

Dimensions: 1.45 x 1.38 (4'9" x 4'6"). The downstairs WC features a sleek, modern two-piece suite, including a low-flush toilet and a white vanity sink with a stylish mixer tap.

First floor

Stairs from the entrance hall rise to the first floor landing.

Bedroom One

Dimensions: 3.76 x 3.32 (12'4" x 10'10"). This generously sized bedroom features a rear-facing window that fills the room with natural light, creating a bright and welcoming atmosphere. There's plenty of space for a range of bedroom furnishings.

Bedroom Two

Dimensions: 3.19 x 3.33 (10'5" x 10'11"). This spacious double bedroom features a front-facing window that lets in plenty of natural light, creating a bright and welcoming atmosphere. It also benefits from fitted wardrobes, offering convenient built-in storage.

Bedroom Three

Dimensions: 2.22 x 2.62 (7'3" x 8'7"). The third bedroom offers flexibility as either a comfortable single bedroom or a practical home office. It features a rear-facing window that brings in natural light, making the space feel bright and pleasant throughout the day.

Bathroom

Dimensions: 1.50 x 2.57 (4'11" x 8'5"). The family bathroom features a modern three-piece suite, including a low-flush WC, a white pedestal sink, and a white panelled bathtub. A front-facing window brings in plenty of natural light.



Outside/parking

The property offers a charming front garden, with a paved path leading to the front door. There is a large garden to rear also, with various paved patio area for outdoor dining and seating. Ample off street parking is available for residents, none of these are allocated spaces.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1814 per annum.

The annual Council Tax charge has been supplied in good faith by the property owner and is for the period of 2025. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.

Directional notes

From our office in Wirksworth proceed towards Cromford. Continue up the hill and just before the bridge at the top of the hill, take a left hand turn onto Malthouse Close (signposted Steeple Grange also) and follow the road until you find a right hand turn where you will find ample parking space at the end of the close. 34 Malthouse Close can be accessed via the right hand side path, at the end of the car park.





Floor 0



Floor 1

Approximate total area⁽¹⁾

85.2 m²

917 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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