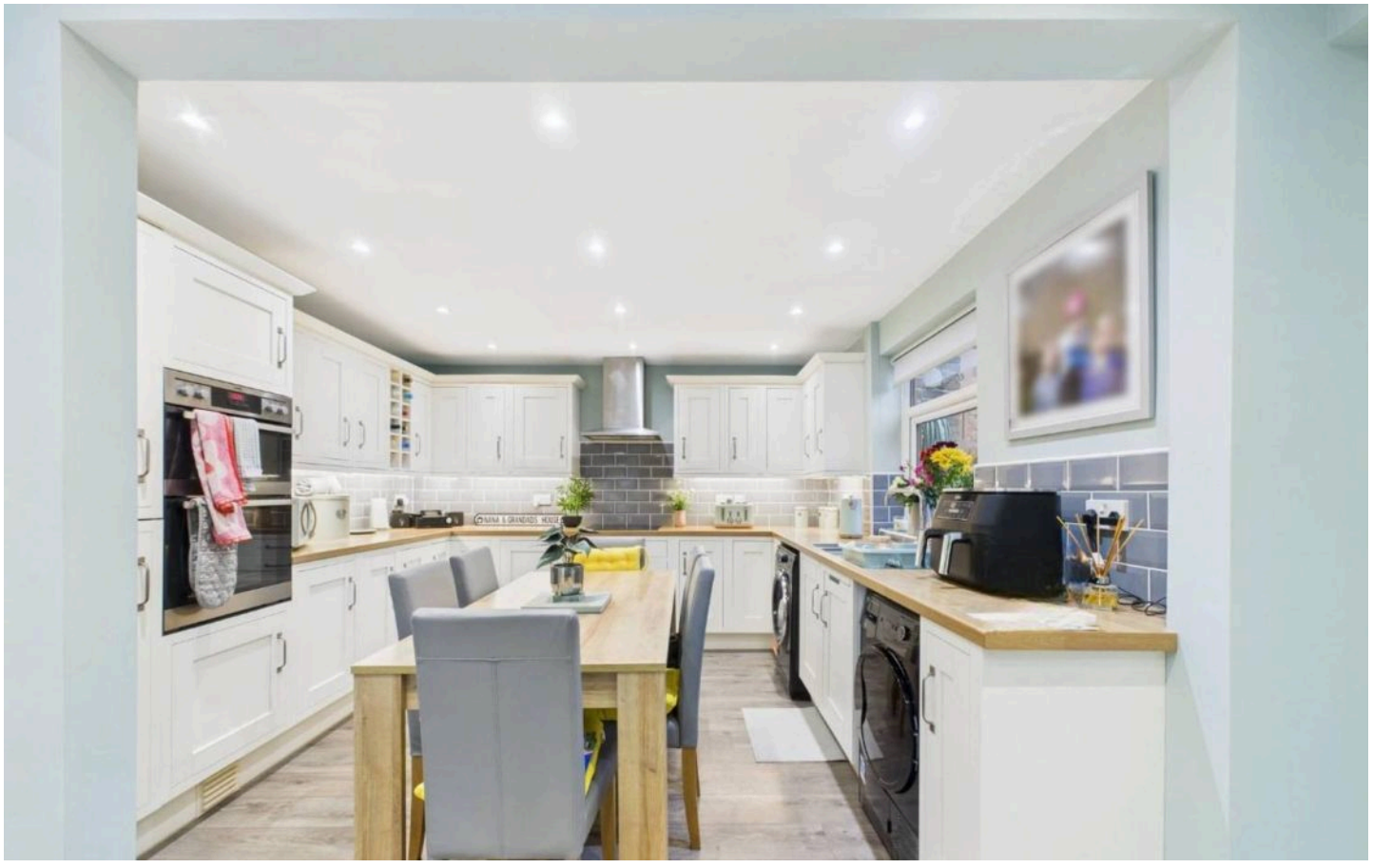
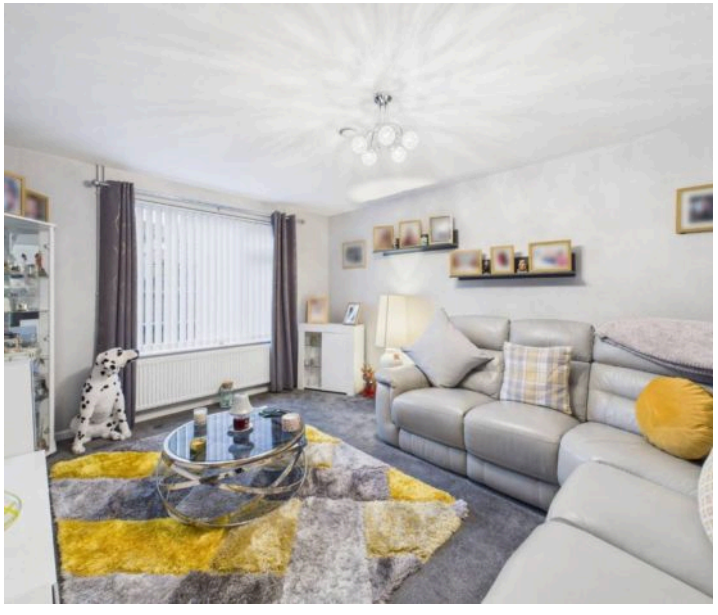
3 Jubilee Court, Wirksworth - DE4 4PA

£229,995





3 Jubilee Court

Wirksworth, Matlock

Grant's of Derbyshire are pleased to offer For Sale this deceptively spacious and particularly well presented mid terraced property. It is located in a popular but peaceful area of Wirksworth and has uninterrupted views over the cricket field and towards the surrounding countryside. It has the benefit of gas central heating and uPVC double glazing throughout. Internally the accommodation briefly comprises entrance hallway, downstairs WC, sitting room, well appointed and well proportioned dining kitchen and a conservatory. To the first floor are three bedrooms and a recently fitted bathroom. There are low maintenance patio gardens to the front and the rear with the rear being the best spot to enjoy the fabulous views. There is a space in the residents car park close by. Viewing highly recommended to fully appreciate the quality of accommodation on offer.

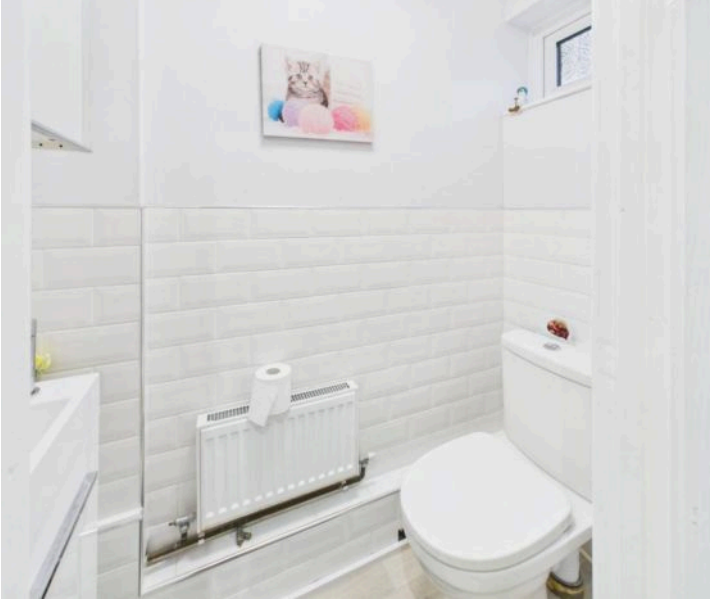
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Quiet Location
- Excellent views
- Terraced Property
- Three Bedrooms
- Viewing Highly Recommended
- Immaculately presented
- Virtual Tour Available



Ground Floor

To the front of the property the part glazed door beneath a storm porch opens into the

Entrance Hallway

Dimensions: 5.35 x 0.87 (17'6" x 2'10"). A welcoming space from where it is possible to see through the whole length of the house to the fields and hillsides to the rear. The stairs lead up to the first floor and beneath is a useful storage cupboard with hanging space and shelving. The hallway is lit by inset spotlights. Doors open to the dining kitchen and the sitting room and a third door provides access to the

Downstairs WC

Dimensions: 1.66m x 0.79m (5'5" x 2'7"). This part tiled room with vinyl flooring is fitted with a dual flush WC and a wash hand basin within a vanity unit. There is an opaque window to the front aspect.

Sitting Room

Dimensions: 4.37m x 3.49m (14'4" x 11'5"). This is a good sized reception room in which the focal point is the wooden fireplace which currently houses the electric fire. There is a large window to the front aspect overlooking the paved foregarden.

Dining Kitchen

Dimensions: 5.36m x 3.55m (max) (17'7" x 11'7" (max)). This spacious dining kitchen is fitted with a wide range of wall and base units with extensive roll edged work surfaces and smart grey tiled splash backs. The stainless steel one and a half bowl sink with mixer tap is ideally located beneath the window to the rear aspect which provides superb views. The inset electric hob has a stainless steel extractor hood over. Other integrated appliances include the fridge, freezer and double electric fan assisted oven and grill. There are two under counter appliance spaces, ideal for a washing machine and a dishwasher or tumble dryer. There is wooden flooring and the room has plenty of inset spotlights. Ample space is available for a dining table and chairs as well as space for a large freestanding fridge freezer if required. A part glazed door to the rear of the room opens to the

Conservatory

Dimensions: 2.18m x 2.75m (max) (7'1" x 9'0" (max)). This addition to the home has created a delightful place to sit and enjoy the outlook over the patio garden to the cricket field and countryside beyond. It has the benefit of power and light and has windows to the side and rear aspects with matching French doors providing access to the exterior.

First Floor

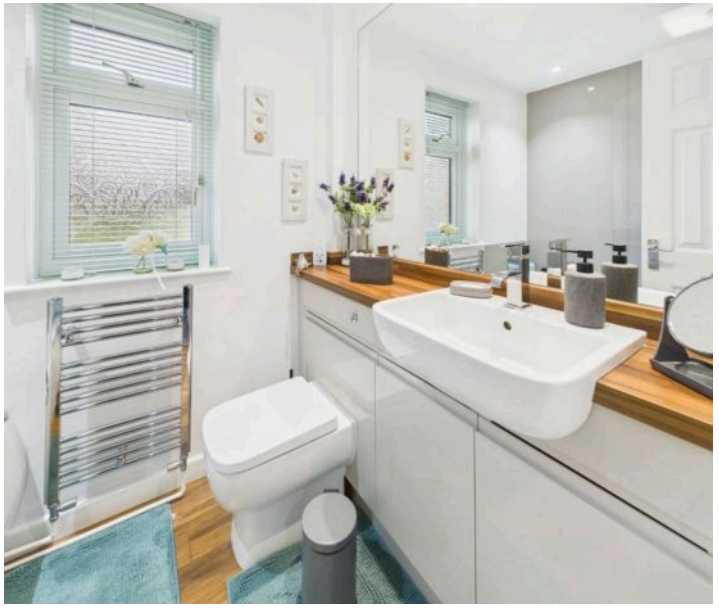
Stairs leading up from the entrance hallway reach the

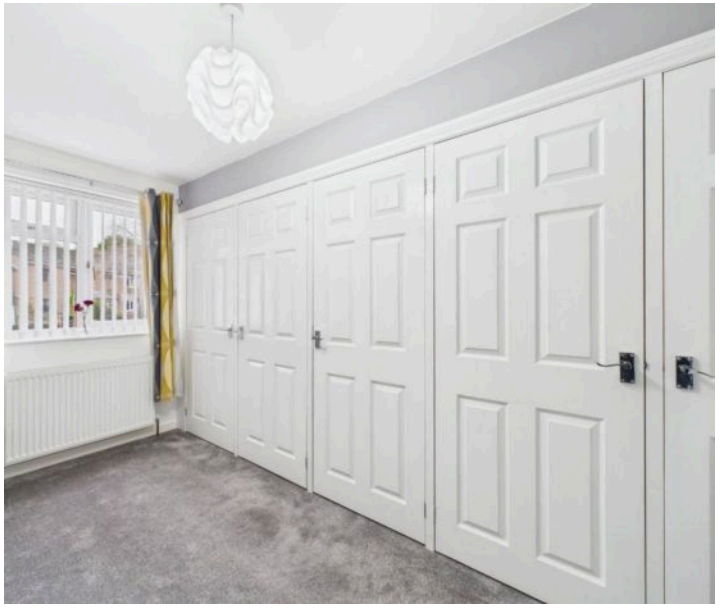
Landing

Dimensions: 3.48 x 1.76 (11'5" x 5'9"). Double doors open to the airing cupboard which provides useful storage space as well as housing the Worcester gas fired combination boiler. From the landing a hatch with drop down ladder provides access to the roof space which has lighting and is part boarded.

Bedroom One

Dimensions: 3.73m x 3.21m (12'2" x 10'6"). This is a good sized double bedroom at the rear of the property with the large window making the most of the excellent views.





Bedroom Two

Dimensions: 4.19m x 2.23m (13'8" x 7'3"). This second double bedroom has the added advantage of substantial built in wardrobes along one wall. Five doors open to reveal an extensive amount of hanging and storage space. There is a large window to the front overlooking the patio garden and the quiet cul-de-sac.

Bedroom Three

Dimensions: 2.66m x 2.39m (8'8" x 7'10"). Used by the current owner as a study this room would serve equally well as a bedroom. A door opens to a built in storage cupboard fitted with shelving. There is a window to the front aspect.

Bathroom

Dimensions: 2.07m x 1.67m (6'9" x 5'5"). This recently fitted and extremely well appointed bathroom, with wooden flooring, has a modern three piece suite comprising wash hand basin set within a smart vanity unit, low flush concealed unit WC and a panelled bath with a power shower over. There is a wall mounted towel rail, inset spotlights and an opaque window to the front aspect.

Outside

To the front of the property is a paved patio area, perfect for enjoying the evening sun. The foregarden is fully enclosed by timber fencing and there is a good sized timber shed. The rear garden is of a decent size and is also low maintenance being block paved. It is enclosed by a range of low level brick walling and fencing and is the perfect spot to relax and make the most of the views over the cricket field towards Gorsey Bank and the surrounding countryside. There is a residents car park very close by in which the owner of number 3 is entitled to one space.

OFF STREET

1 Parking Space

Directional Notes

The approach from our office is to proceed down St John Street, over the mini roundabout and onto Derby Road. Take the second turning on the right into King George Street, first left onto Stafford Crescent, passing the Cricket Club and taking the left turn into Kingsfield Road. Turn left into Jubilee Court.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1,861.91 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

Floor 0

Floor 1

Approximate total area(1)

87.3 m²

940 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.

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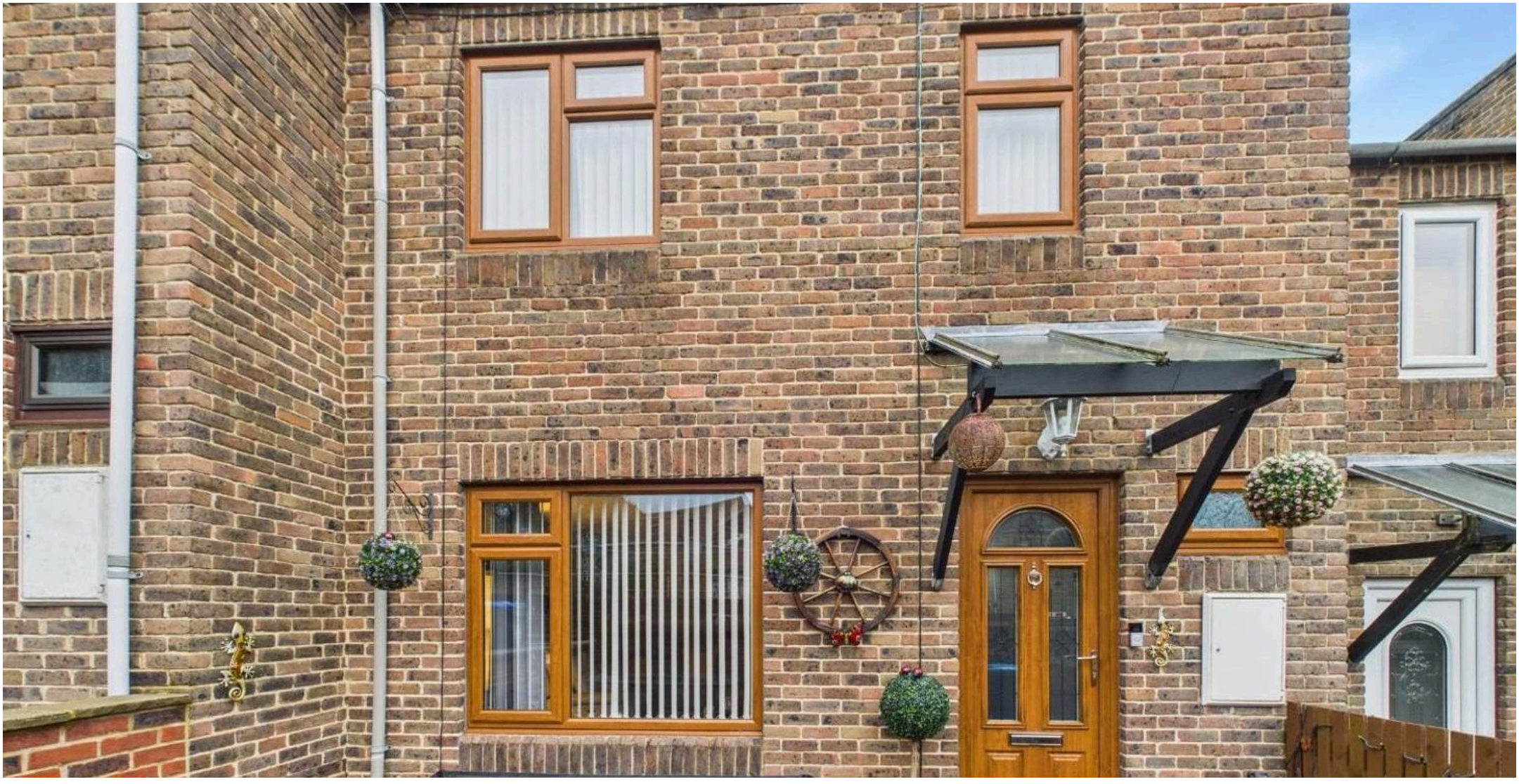

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All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given as to their condition. The deeds have not been inspected by the writer of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.