



12 Water Lane, Wirksworth

Matlock

Offers in Region of £179,995



12 Water Lane

Wirksworth, Matlock

- Three Bedroom, End of Terrace Property
- Arranged Over Three Floors
- Close Proximity to Wirksworth Town Centre
- Rear Garden with Two Outbuildings
- Gas Central Heating & UPVC Double Glazing Throughout
- Council Tax Band A

Grant's of Derbyshire are delighted to offer for sale this substantial three-storey home, ideally located in the heart of Wirksworth and just a short distance from Anthony Gell School. Deceptively spacious and full of character, the accommodation comprises; a welcoming kitchen diner alongside a generously sized living room to the ground floor. On the first floor we find the principal bedroom and the family bathroom. Two further bedrooms occupy the second floor, providing flexible options for family, guests, or working from home. Outside, to the rear of the property is a low maintenance, south-facing garden with two outbuildings, perfect for extra storage. Viewing highly recommended. Virtual Tour Available. Street Parking Available Close By.

Ground Floor

The property is approached via a pathway that runs along the side of the house to the front garden, where a part-glazed uPVC door provides access into the

Kitchen Diner

11' 10" x 9' 10" (3.60m x 2.99m)

The kitchen is fitted with a generous range of attractive base units, complemented by a large built-in cupboard with wooden doors positioned to the right of the gas oven and hob, with extractor hood above. Adjacent to the entrance door, a well-proportioned uPVC window allows for plenty of natural light and has space and plumbing beneath for both a washing machine and a dishwasher. There is also ample space for a dining table and chairs along with a useful storage cupboard located under the stairs, which rise to the first floor. A door from the kitchen opens into the

Living Room

11' 7" x 12' 7" (3.53m x 3.83m)

A good sized reception room with two large uPVC windows to the front and side aspects providing a good level of natural light. A multi-fuel stove set within an attractive wooden surround provides a pleasing focal point. There are cupboards and shelves to the chimney recesses which provide good storage for books/CD's etc.

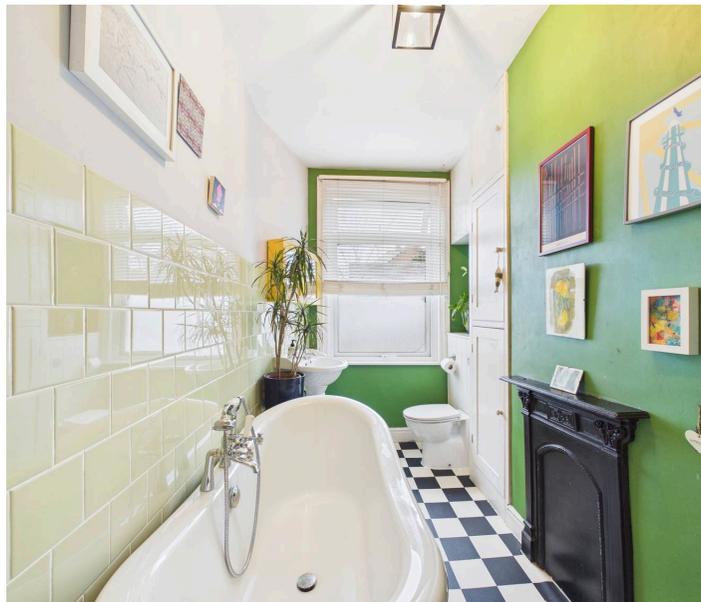
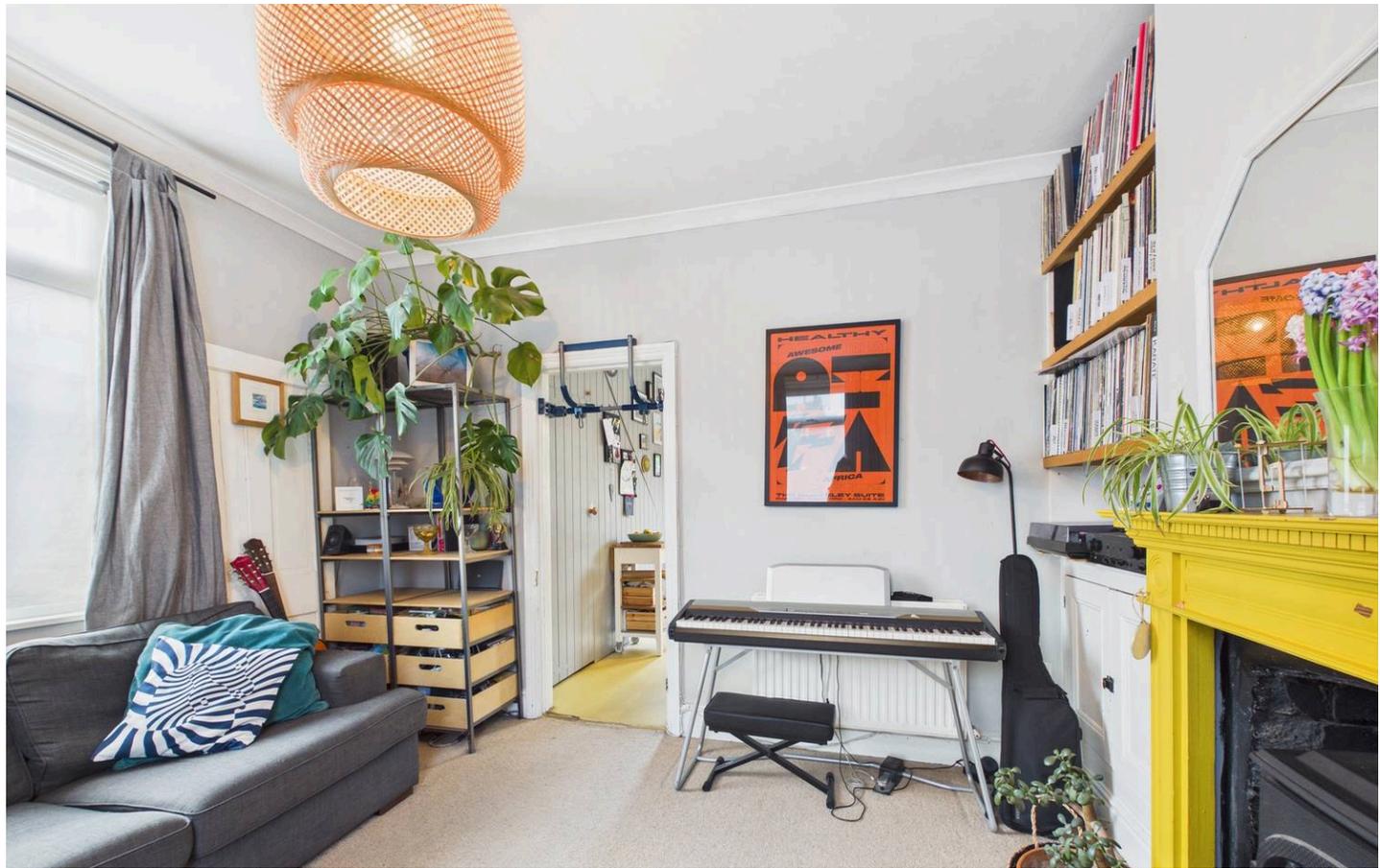
First Floor

Accessed via stairs which lead up from the kitchen, the first floor landing provides access to the first bedroom, bathroom and second floor landing.

Bedroom One

11' 5" x 11' 8" (3.49m x 3.56m)

A well-proportioned double bedroom featuring a window to overlook the front aspect and a large recessed storage cupboard with wooden doors.





Bathroom

11' 11" x 5' 0" (3.62m x 1.52m)

Stylishly decorated with a chequered vinyl tile floor covering, this bathroom is fitted with a four-piece suite comprising a pedestal wash basin with mixer taps, a dual-flush WC, a freestanding bath tub with mixer taps, a handheld shower attachment and a thermostatic corner shower cubicle. Additional features include a ladder-style radiator, a Victorian fireplace (not in use), a uPVC window with obscured glass to the rear aspect and a couple of integral storage units.

Second Floor

Stairs rise from the first floor to the second-floor landing, where a uPVC window to the side aspect offers far-reaching views over the surrounding countryside. From the landing, there is access to the second and third bedrooms as well as a useful storage space.

Bedroom Two

11' 4" x 8' 8" (3.46m x 2.63m)

Despite restrictive headroom, this is a good sized bedroom featuring a velux window to the side aspect.

Bedroom Three

10' 8" x 8' 7" (3.24m x 2.62m)

Another double bedroom, currently utilised as a home office, also featuring a velux window to the front aspect.



Garden

To the rear of the property lies a well presented garden, thoughtfully arranged with a variety of mature planted shrubs to one side, while the other is laid to gravel for ease of maintenance. The two outbuildings positioned closest to the house, are included in the sale and provide excellent garden storage. A pathway leads from the garden to the front door and continues around to the front of the property. Please note that the neighbouring property has access over this path to reach their rear garden. There is no allocated parking however, on-street parking is available nearby.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

71.5 m²

771 ft²

Reduced headroom

6.7 m²

72 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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