



36 Bournebrook Avenue, Wirksworth - DE4 4BA
£235,000



36 BOURNEBROOK AVENUE

Wirksworth, DE4 4BA

This traditional three-bedroom semi-detached home is offered for sale with no upward chain and presents an excellent opportunity for buyers seeking a property with scope to modernise and extend (subject to the necessary consents). Situated in a popular residential area of Wirksworth and within easy walking distance of the town centre, the property enjoys a convenient yet peaceful setting, complemented by lovely views of the surrounding countryside. The accommodation benefits from gas central heating and double glazing throughout and briefly comprises, to the ground floor, a welcoming living room, a spacious kitchen diner, and a useful garage/store. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property enjoys both front and rear gardens, offering further potential for landscaping and outdoor entertaining.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor

The property can be accessed via the paved pathway that leads up steps and directly to the front entrance door.

Living Room

18' 10" x 12' 8" (5.73m x 3.87m)

A generously proportioned room enjoying plenty of natural light from dual-aspect uPVC double glazed windows, which offer pleasant views over the front garden and the countryside hills beyond neighbouring properties. A feature fireplace with marble-effect hearth and back, complemented by a wooden surround, provides a focal point to the room and offers potential for reinstatement. An open staircase rises to the first-floor landing, while a useful under-stairs storage cupboard provides practical space for everyday household items. A part-glazed door leads through to the:

Kitchen/Diner

Another spacious room with a uPVC double glazed rear aspect window and french doors which look out over and provide access to the fully enclosed rear garden. Fitted with a range of wood effect wall, base and drawer units with a granite effect worktop over, tiled splashbacks and a stainless steel sink with mixer tap. One cupboard houses the Baxi combi boiler and there's a free-standing gas oven with fitted extractor over. There's also space and plumbing for a free-standing washing machine and further under-counter space for a free-standing fridge/freezer. This room has ample space for a large family sized dining table and chairs. An internal door with obscured glazed panels leads into the:

Garage/Store

9' 5" x 14' 9" (2.87m x 4.50m)

With dual aspect doors and windows, providing direct access to both the front and rear gardens. This room is ideal for household and garden storage but could be converted subject to the necessary planning permissions.



First Floor

An open staircase from the living room rises to the first floor landing where there's a large side aspect uPVC double glazed window, a large loft hatch providing access to the roof void and doors that open to all three bedrooms and the family bathroom.

Bedroom One

10' 11" x 12' 9" (3.32m x 3.88m)

A large double bedroom with a front aspect uPVC double glazed window with lovely views towards the surrounding countryside.

Bedroom Two

10' 11" x 10' 2" (3.32m x 3.11m)

Also of double proportion but this time, with a rear aspect uPVC double glazed window overlooking the fully enclosed rear garden.

Bedroom Three

7' 5" x 9' 9" (2.27m x 2.97m)

Of single proportion with a front aspect uPVC double glazed window, with views similar to those of bedroom one.

Bathroom

7' 5" x 5' 9" (2.26m x 1.75m)

With wood effect vinyl flooring and dual aspect uPVC double glazed windows with obscured glass. Fitted with a three piece suite consisting of panelled bathtub with Triton RIBA electric shower over, a pedestal wash hand basin and low level flush toilet. This room also has a white, ladder style heated towel rail and an extractor fan.





Council Tax Band 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 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.

Directional Notes

From our office at St John St, proceed down the road in the direction of Derby. At the mini roundabout continue straight on and up the hill. Continue on for a few hundred yards where you turn left onto Willowbath Lane. At the end of the road, follow the bend to the right onto Bournebrook Avenue. Proceed down the road, passing Slater Crescent on your right and number 36 can be found on the right hand side, as identified by our for sale board.

Front Garden

Featuring a good sized raised lawn, framed by traditional stone walling and timber fencing. The garden is further enhanced by two planted corner beds.

Rear Garden

Fully enclosed by timber fencing, the garden offers a spacious lawn alongside a generously sized patio area — ideal for alfresco dining, entertaining guests, and enjoying summer barbecues.

On Street Parking

There's plenty of on-street parking on Bournebrook Avenue with space right in front of the property.





Floor 0



Floor 1



Approximate total area⁽¹⁾

89.1 m²

961 ft²

Reduced headroom

1.3 m²

14 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.

GIRAFFE360



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