



GRANT'S  
OF DERBYSHIRE

Hazelnut Cottage, 14 Chapel Lane, Wirksworth DE4 4FF  
Offers Around £200,000



Situated on a quiet lane whilst still being in the very heart of the historic town of Wirksworth is Hazelnut Cottage, a charming one bedroomed end-terraced property. The accommodation itself briefly comprises fitted kitchen, living room with wood burning stove, a large double bedroom, a bathroom and a study area. To the rear is a good sized shared garden laid mainly to lawn and having a pleasant seating area. There are excellent and far reaching views and the property benefits from gas central heating with the Worcester combination boiler having been installed in 2023. The cottage has been recently been redecorated throughout and is beautifully presented. No Upward Chain. Viewing is highly recommended.



## Location

Approximately 14 miles from Derby, 23 from Nottingham and 27 from Sheffield and as such Wirksworth has become popular for commuters but remains a truly lived-in town with a real sense of community. It offers a good variety of shops, places to eat, several notable public houses and the independent Northern Light Cinema. There is a lively arts scene and this includes the well renowned Arts Festival which takes place over a fortnight in September. Occupying a central position with this town, Hazelnut Cottage is well placed for easy access to the local facilities, schools, medical centre and leisure centre. It is surrounded by beautiful rolling countryside providing endless possibilities for walks and cycle rides from the door. Nearby Carsington Water has water sports, walks and wildlife and a short drive takes you into the Peak District National Park, the oldest National Park in England.

## Accommodation

### Ground Floor

The property is entered via the front door with glazed panels which opens directly into the

### Kitchen 6'4" x 8'9" (1.95m x 2.69m )

With a ceramic tiled floor, this kitchen was upgraded in 2022, having been fitted with a range of wooden base units with a wooden work surface, tiled splashbacks and open shelving above. There is an inset two ring induction hob and under counter space for a fridge. The ceramic one and a half bowl sink unit with swan neck mixer tap is located beneath the multi-paned window to the front aspect. As well as a number of high level built-in cupboards providing useful storage, a ledge and brace door opens to reveal the understairs cupboard with further space for household items along with plumbing for a washing machine.

The wooden staircase leads up to the first floor. To the rear of the room is a door opening to the

### Living Room 12'4" x 11'1" (3.77m x 3.38m )

Having oak flooring, this is a warm and welcoming reception room with the stone fireplace providing a pleasant focal point. This houses the wood burning stove upon a stone hearth. There is built-in shelving and a low level cupboard in the recesses to each side of the chimney breast. The French doors to the rear of the room allow in plenty of natural light, provide a delightful and far reaching view as well as access onto the shared garden.

### First Floor

The staircase leading up from the kitchen reaches the

### Landing

From where doors open to the bedroom and the bathroom and an opening provides access to the study area. Within a recess is the Worcester combination boiler which services the hot water and central heating system. This was installed in 2023.

### Bedroom 12'4" x 10'10" (3.78m x 3.32m )

This newly carpeted double bedroom is of a good size and enjoys fantastic far reaching views through the rear aspect sash window. This looks out over the garden and the neighbouring rooftops to the hillside beyond. There is storage space and high level cupboards to each side of the chimney breast and there is an additional built-in storage cupboard to the opposite side of the room.

### Bathroom 7'3" x 6'2" (2.23m x 1.88m )

Having wide painted floorboards and an obscured glass window to the front aspect, this part tiled bathroom is fitted with a three piece suite comprising low flush WC, pedestal wash hand basin and a panelled bath with thermostatic

shower over. There is also a ladder style heated towel rail and a door opens to a large cupboard fitted with shelving and providing ample storage.

### Study Area 4'11" x 3'8" (1.51m x 1.14m )

With built-in desk and shelving, ideal for a home office. There is a small window to the front aspect.

### Outside

Immediately to the rear of the home is a good sized shared garden which is mostly lawned, ideal for drying washing or just sitting out enjoying the peace and quiet.

### Parking

There is no allocated parking for this home. There is an unregulated community car park at the corner where North End meets Chapel Lane which is currently free of charge and is used by the residents of these roads on a first come first served basis. On street parking is also available nearby as well as at a number of community car parks via the resident's permit.

### Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1483 per annum.

### Directional Notes

From our office at the Market Place, proceed along Harrison Drive in the direction of Cromford. Shortly after passing passing the Co-op on the left hand side, turn right onto North End and then immediately right onto Chapel Lane where the property will be found on the left hand side. We recommend parking on North End or Harrison Drive and walking across to the property.













Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
43.01 m<sup>2</sup>  
462.97 ft<sup>2</sup>

(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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Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers 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.

