



GRANT'S  
OF DERBYSHIRE

12 Adam Bede Crescent, Wirksworth DE4 4BE  
Offers Around £250,000



This three bedroomed semi-detached family home in Wirksworth is nestled in a highly desirable location, just a short walk into the vibrant town centre. This home has stunning panoramic views of hilly countryside to the rear and presents a wonderful opportunity to customize and create your ideal living space. With gas central heating and uPVC double glazing throughout, the accommodation briefly comprises entrance hallway, good sized lounge and large kitchen/diner to the ground floor, then three bedrooms and a bathroom/wetroom to the first the floor. There's also a fully boarded loft space with pull down loft ladder and a large rear garden which is fully enclosed and mostly laid to lawn. The property also benefits from a large front driveway providing off-road parking for up to five vehicles and a single garage. No upward chain with vacant possession.



## Ground Floor

The property is accessed via the front driveway which leads to the part glazed, uPVC front entrance door. This opens into the:

### Entrance Hallway 12'0" x 6'2" (3.68m x 1.88m)

With two front aspect windows aside the door, stairs that rise to the first floor landing and doors which open to the living room and kitchen/diner. There's also a good sized double-door under-stairs storage cupboard, ideal for household items.

### Living Room 12'1" x 11'5" (3.69m x 3.48m)

A good sized room with a front aspect uPVC double glazed box bay window and a feature brick fireplace with tiled hearth and wooden mantel, featuring an electric log burner style stove.

### Kitchen/Diner 10'9" x 17'11" (3.30m x 5.48m)

A spacious and bright room with dual aspect uPVC double glazed windows and rear aspect uPVC double glazed french doors which flood this room with natural light. The kitchen area of this room has tiled flooring and is fitted with a range of cream wood effect wall, base and drawer units with a granite effect worktop over and stainless steel sink with mixer tap. Integrated appliances include a 'Creda' four ring gas burning hob, a 'Creda' fan cooled oven and 'Creda Europa gas' top oven and grill. There's space and plumbing for an automatic washing machine and further under-counter space for a

free-standing fridge. The dining area of this room has wood effect vinyl flooring and a feature tiled fireplace with wooden mantel and gas fire. There's plenty of space for a family sized dining table and chairs too.

## First Floor

Stairs from the entrance hallway lead to the first floor landing where doors open to all three bedrooms and the bathroom/wetroom. A large loft hatch provides access to the fully boarded loft with pull down ladder and light. This is a large space and with planning permission, has potential to be converted into another bedroom if desired

### Bedroom One 12'2" x 11'2" (3.71m x 3.41m)

A spacious and bright double bedroom with a front aspect uPVC double glazed window overlooking the crescent itself. This room has a wide range of fitted wardrobes and drawers.

### Bedroom Two 10'11" x 11'2" (3.33m x 3.42m)

A second double bedroom, this time with a rear aspect uPVC double glazed window which overlooks the large rear garden and beautiful Derbyshire countryside beyond. This room also has a range of fitted wardrobes.

### Bedroom Three 6'8" x 6'0" (2.05m x 1.84m)

Of single proportion, this bunk room has built in bunk beds, with a front aspect uPVC double glazed window with obscured glass and a handy fitted shelving unit.

### Bathroom/Wetroom 7'2" x 6'1" (2.20m x 1.86m)

A fully tiled room with a rear aspect uPVC double glazed window with obscured glass. Fitted with a three piece suite consisting of shower, wall hung wash hand basin and dual flush WC. This room also has fitted cupboards with lots of shelving, a mirrored wall cabinet and an extractor fan.

## Outside & Parking

This property benefits from a large rear garden which is fully enclosed with timber fencing, mostly laid to lawn with a good sized patio area, providing the perfect opportunity to extend if desired. There are also two timber sheds and a greenhouse. To the front of the property there's a large driveway which provides off-road parking for up to five vehicles and a single garage which has an up and over door and side access uPVC door.

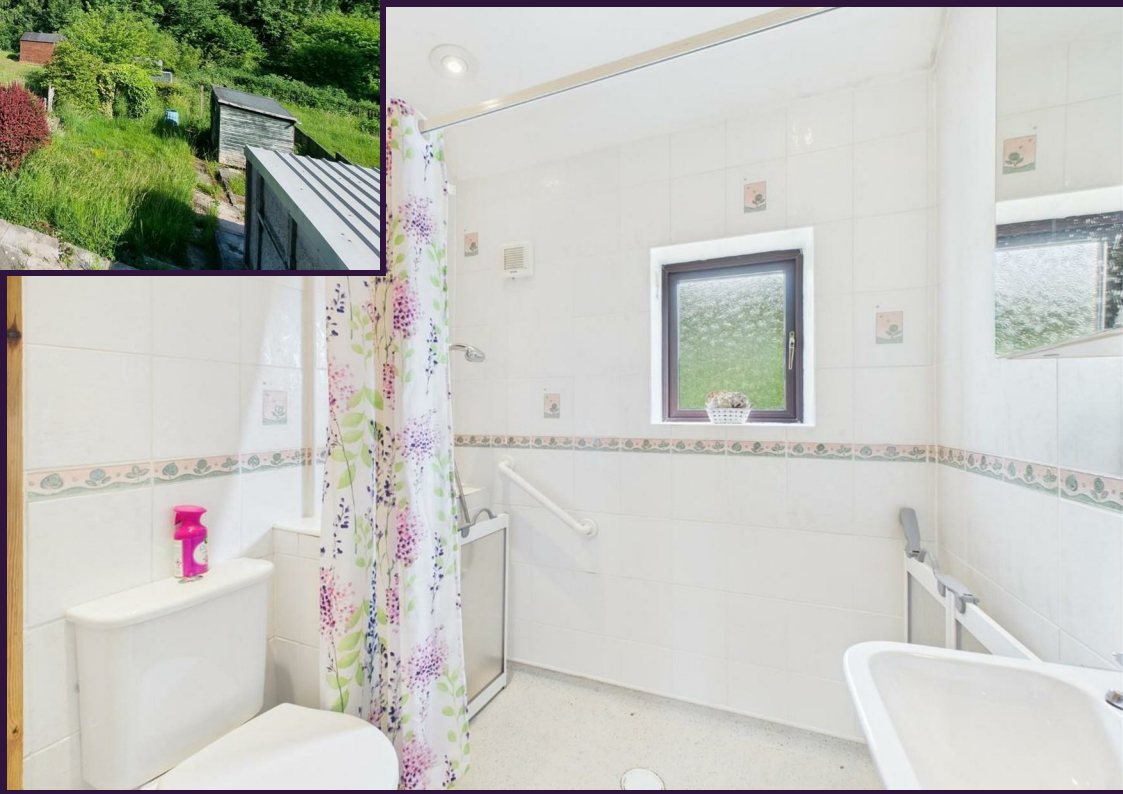
## Council Tax Information

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

## Directional Notes

From the centre of Wirksworth, head downhill on St John's Street (B5023) towards Derby. Go straight ahead at the mini roundabout, then take the fifth left onto Adam Bede Crescent. The property stands about one third of the way round the Crescent, in the left hand corner, as identified by our For Sale sign.











Floor 0



Floor 1

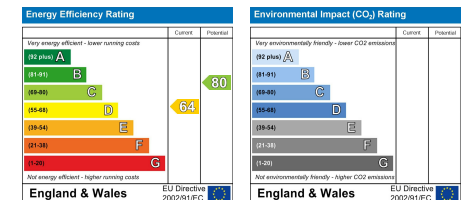
**Approximate total area<sup>(1)</sup>**  
72.5 m<sup>2</sup>  
781 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

**GIRAFFE 360**

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.



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