



GRANT'S
OF DERBYSHIRE

Yokecliffe Crescent, Wirksworth DE4 4ER
Offers Around £259,995

This three bedroomed detached bungalow is conveniently located in a peaceful and sought after residential area just a short walk from Wirksworth's town centre. The accommodation itself briefly comprises entrance hallway, kitchen, living room, three bedrooms and a bathroom. To the front is a low maintenance foregarden and two seprate driveways offering ample off-road parking. There is also a garage to the side and a pleasant fully enclosed garden to the rear. The home does require some modernisation but it benefits from gas central heating and uPVC double glazing throughout. No Upward Chain. Viewing Recommended.

Accommodation

To the left hand side of the bungalow is a part glazed door opening into the

Entrance Hallway

This L-shaped hallway has doors accessing all rooms as well as additional doors opening to a built-in storage cupboard. There is also access to the attic space where the gas boiler is located.

Living Room 19'4" x 15'10" (5.91m x 4.83m)

This is a good sized L-shaped reception room with ample space for a dining table and chairs as well as lounge furniture. The two windows to the front aspect let in plenty of natural light and allow delightful and far reaching views over the neighbouring roof tops towards the surrounding countryside. The room is lit by wall lights as well as the ceiling lights and the fireplace housing a gas fire on a rasied hearth provides a pleasant focal point.

Kitchen 10'1" x 8'5" (3.08m x 2.57m)

Fitted with a range of wall and base units with roll top work surfaces and tiled splashbacks. There is an integrated electric oven with four ring gas hob and extractor over and there is space and plumbing available for a washing machine. The one and a half bowl sink with mixer tap is situated beneath the window to the side aspect. Adjacent to this is a part glazed door opening to the exterior.

Bedroom One 12'5" x 8'6" (3.80m x 2.61m)

This double bedroom is situated to the rear of the bungalow with a window looking out onto the garden. There is a range of built-in furniture providing a good amount of hanging and storage space.

Bedroom Two 10'5" x 9'4" (3.20m x 2.86m)

Also to the rear of the home enjoying an outlook onto the garden.

Bedroom Three 7'4" x 6'11" (2.25m x 2.12m)

With a window to the side aspect, this room would serve well as a home office.

Bathroom 8'5" x 4'9" (2.57m x 1.46m)

With an obscured glass window to the side aspect, this fully tiled bathroom is fitted with a three piece suite comprising low flush WC, pedestal wash hand basin and a panelled bath with shower over.

Outside

To the front of the property are two separate driveways and a low maintenance foregarden. There is access from each side of the bungalow to the rear garden which is of a good size and fully enclosed. There is a paved patio area as well as a lawned garden with well established planted borders.

Garage

Accessed via the up and over door to the front as well as a pedestrian door to the side, approached from the rear garden. The garage has the benefit of both power and light and there is a window to the rear aspect.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2224 per annum.

Directional Notes

From our office at the Market Place, proceed down St John Street in the direction of Derby. At the mini roundabout turn right onto Summer Lane and take the first right onto Yokecliffe Drive. Continue for a short distance before taking the first turn on the right onto Yokecliffe Crescent and number 8 can be found on the left hand side.





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.



