



GRANT'S
OF DERBYSHIRE

32 Yokecliffe Drive, Matlock DE4 4EX
Offers Around £265,000

This fabulous 2 bedroom detached bungalow, on the ever popular Yokecliffe Drive in Wirksworth, is now available For Sale. Just a few minutes walk away from Wirksworth town centre and its many amenities. This property benefits from uPVC double glazing and gas central heating throughout. The bungalow briefly comprises: entrance hallway, a generous living room, kitchen, bathroom and two bedrooms. You will also find a beautiful rear garden, garage and driveway for off-road parking. This is a great opportunity to purchase a detached bungalow in this vibrant and highly sought after market town. Virtual tour available. Viewing highly recommended. No upward chain.



Entrance hall 2'11" x 5'8" (0.89 x 1.75)

As you enter the property you are greeted with an entrance hall, with doors which lead to the living room, kitchen, bathroom and bedrooms.

Kitchen 9'8" x 8'11" (2.97 x 2.72)

This bright kitchen has a front-facing uPVC double-glazed window, letting in plenty of natural light. It features matching wall, base, and drawer units with a roll-edged laminate worktop. There's space for an electric hob, a full-size fridge freezer, and plumbing for a washing machine.

Living room 15'9" x 9'10" (4.81 x 3.02)

A spacious and bright room with rear-facing uPVC double-glazed patio doors that open onto the charming rear garden, seamlessly blending indoor and outdoor living.

Sitting room 7'5" x 15'0" (2.27 x 4.58)

Currently used as an additional living room, this versatile space could also serve as a dining room or a home office. Rear-facing uPVC double-glazed patio doors open onto the beautiful garden, filling the room with natural light and creating a seamless connection to the outdoors.

Bedroom One 11'11" x 9'11" (3.65 x 3.03)

A well-proportioned room featuring a rear-facing uPVC double-glazed window that offers a lovely view of the garden while allowing plenty of natural light to fill the space.

Bedroom Two 8'2" x 8'10" (2.50 x 2.70)

Currently used as a dining room, this versatile second bedroom features a front-facing uPVC double-glazed window, allowing plenty of natural light to brighten the space.

Bathroom 6'4" x 5'6" (1.95 x 1.68)

This is a stylish and contemporary shower room featuring a large walk-in shower, dual flush WC and a pedestal wash hand basin with mixer tap and tiled splashback.

Outside/parking

This property boasts a beautifully enclosed rear garden, providing a private outdoor space, along with a charming front garden adding to its appeal. A garage and dedicated parking at the front offer convenience, with additional ample on-street parking available.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within

Council Tax Band C which is currently £2073 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 on St John Street in Wirksworth proceed in the direction of Derby. turning right at the traffic island into Summer Lane. Take the next turning on the right into Yokecliffe Drive, follow the road around and number 32 can found on the right hand side as identified by our For Sale board.







Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
75.3 m²
810 ft²

(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.

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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.

