



GRANT'S  
OF DERBYSHIRE

Steeple Grange, Wirksworth, Matlock DE4 4FS  
Offers Around £400,000

We are delighted to present for sale this charming Four bedroom detached home. The property benefits from double glazing and gas central heating and offers well-designed living spaces. The ground floor includes entrance hall, kitchen, dining room, utility room, downstairs WC, spacious living room, and conservatory. Upstairs, the first floor features four bedrooms, including a master bedroom with en-suite, alongside the family bathroom. Externally, there is a large driveway and single garage, and at the rear, a thoughtfully landscaped garden. Viewing highly recommend. No Upward Chain.



## Ground floor

### **Entrance hall 5'10" x 14'9" (1.79 x 4.51)**

This is a grand and spacious entrance hall that is bright and welcoming. There is a large storing cupboard under the stairs, and doors lead off from this central space, opening into various rooms such as the

### **Living room 11'0" x 17'8" (3.36 x 5.39)**

This spacious room is bright and inviting, due to the large front aspect window. The highlight of the space is the charming brick fireplace, that houses the electric fire, creating a cozy and warm atmosphere. At the rear, French doors open up to the

### **Conservatory 10'7" x 7'11" (3.25 x 2.43)**

This room offers lots of light and space, with french doors leading out to the charming garden space.

### **Kitchen/Dining room 10'5" x 22'6" (3.18 x 6.88)**

The dining room and the kitchen are open, creating an airy and spacious atmosphere. The front aspect window fills the room with abundant natural light, and there is ample space for table and chairs. The kitchen is fitted with a range of wall and base units with work surfaces and tiled splashbacks. The inset one and a half bowl sink with swan neck mixer tap is ideally located beneath the window to the rear aspect overlooking the pleasant garden area.

There is a built-in oven as well as a modern induction hob. To the side of the room is a door opening to the

### **Utility room 8'2" x 3'1" (2.49 x 0.95)**

This practical utility space offers ample space to house essential household appliances, such as a washing machine and additional storage. The room also benefits from a convenient side door, providing access to the garden, and internal access to the garage. There is also a door within this space which opens to the

### **Downstairs WC 4'0" x 2'8" (1.22 x 0.82)**

With a white two piece suite comprising of low flush WC and pedestal sink.

## First floor

### **Bedroom 1 10'4" x 13'10" (3.16 x 4.22)**

This spacious double bedroom is bright and welcoming, featuring a front aspect window that lets in plenty of natural light. The room also includes a door that opens to

### **Ensuite 8'9" x 8'1" (2.69 x 2.48)**

Fitted with a three piece suite comprising low flush wc, spacious shower cubicle and white pedestal sink, as well as a large airing and eaves cupboard.

### **Bedroom 2 10'11" x 8'3" (3.35 x 2.54)**

This is a good size double bedroom with a rear aspect window looking out onto lovely countryside views.

### **Bedroom 3 10'4" x 8'4" (3.16 x 2.55)**

This is another good size double bedroom with a rear aspect window, giving the room plenty of natural light.

### **Bedroom 4 8'9" x 8'10" (2.67 x 2.71)**

With a window to the front aspect, this room would serve well as a home office or a fourth bedroom.

### **Bathroom 8'2" x 5'8" (2.50 x 1.74)**

This bathroom offers a low flush wc, vanity sink, bidet, panelled bath and a separate shower cubicle.

## Outside/parking

This property offers a very spacious driveway with ample space for various vehicles, as well as a garage. There is a charming garden which can be accessed via the back door or the side gates, this goes from the rear of the property to the side.

## Council Tax Information

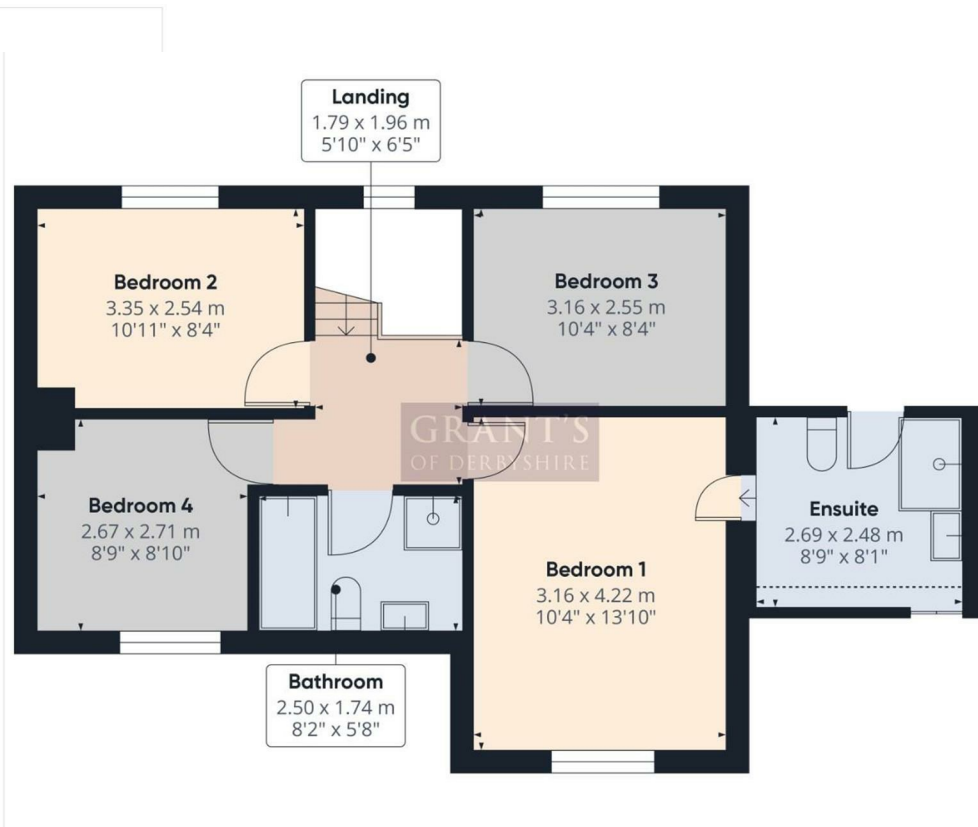
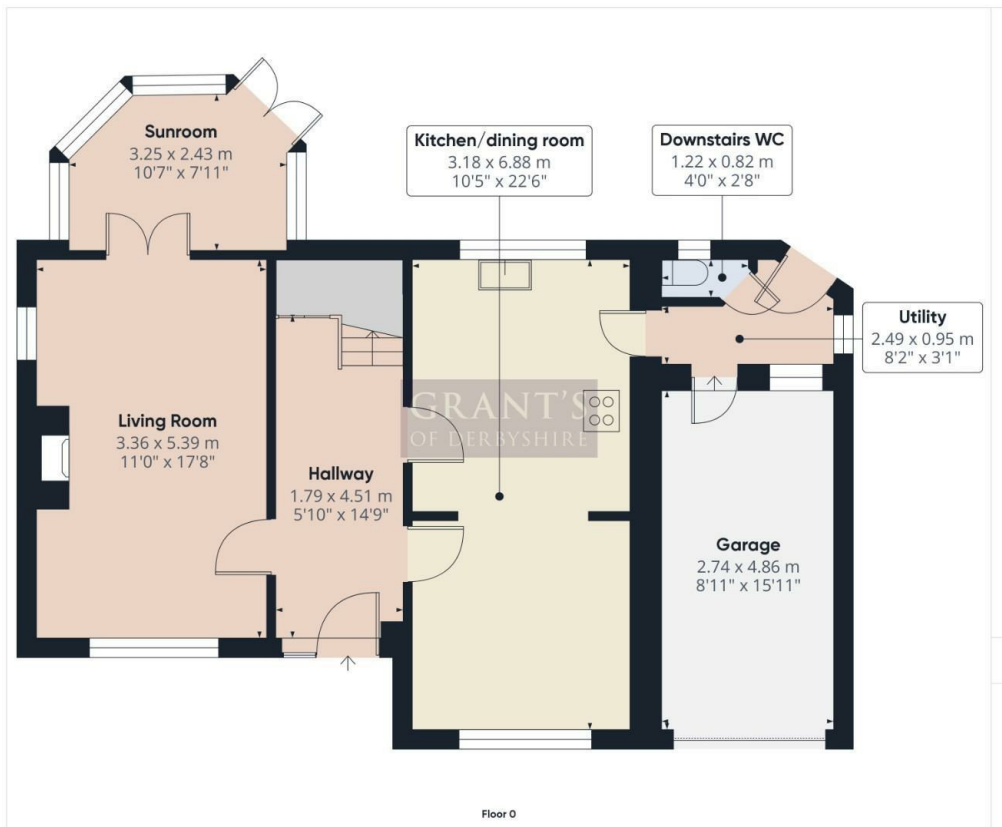
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band E which is currently £2851 per annum.

## Directional notes

From Grant's of Derbyshire's office on Wirksworth Market Place, head north up Harrison Drive (B5036) towards Cromford. Harrison Drive then becomes Cromford Road and shortly after, Steeple Grange. There is a right hand turn down a tarmac lane opposite number 27, this will lead you to the property.







**Approximate total area\***  
 51.86 m<sup>2</sup>  
 558.22 ft<sup>2</sup>  
**Reduced headroom**  
 0.64 m<sup>2</sup>  
 6.91 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 1.5 m/5 ft

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.

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.

