



GRANT'S
OF DERBYSHIRE

12 Spring Close, Wirksworth DE4 4JA
Offers In The Region Of £215,000

Ideally located just a short walk from the heart of the increasingly popular market town of Wirksworth, this two-bedroom end town house is offered for sale with no upward chain. The property benefits from gas central heating, sealed unit double glazing and is well presented throughout. The accommodation is arranged over three floors and briefly comprises an entrance hallway, sitting room and dining room to the ground floor and a well-appointed kitchen to the lower ground floor. To the first floor are two double bedrooms and a family bathroom. Externally, the property features a forecourt to the front, enclosed by wrought iron railings with a gated entrance. To the rear is a low-maintenance patio garden, enclosed by timber fencing and stone/brick walling. Further benefits include off-road parking for two vehicles, making this an ideal home for a range of purchasers. Viewing Highly Recommended.



Location

Located in a popular residential area, this home is within easy reach of the wide range of amenities offered by the vibrant market town of Wirksworth. Facilities include schools, shops, cafés and restaurants, pubs, medical services, a library, leisure centre and an independent cinema.

Set within the beautiful Derbyshire Dales, the area is perfect for enjoying scenic countryside walks and cycle routes, with the Derwent Valley World Heritage Site and the Peak District National Park both just a short distance away. Nearby attractions include the popular market towns of Ashbourne and Bakewell, along with renowned stately homes such as Chatsworth House, Haddon Hall and Kedleston Hall. Carsington Water is also close by, offering a range of leisure activities.

Wirksworth benefits from a strong sense of community and a lively calendar of events throughout the year, including the well-known Arts Festival, Open Gardens and traditional Well Dressings.

The Property

Ground Floor

Entrance to the front of the home is via the wrought iron gate through the paved foregarden. A part glazed door opens into the hallway with stairs rising to the first floor and a door to the left opening into the

Sitting Room 12'9" x 8'7" extending to 12'0" (3.89m x 2.63m extending to 3.67m)

(The latter measurement being taken into a most useful under stairs area)

This is a pleasant reception room to the front of the property. The focal point is the feature wooden fireplace with raised marble hearth and back incorporating an electric fire. A panelled door to the rear provides access to the

Dining Room 9'4" x 8'7" (2.85m x 2.62)

With two windows to the rear overlooking the garden and allowing excellent views over the rooftops and the surrounding countryside towards Bolehill. A staircase to the rear of the room, incorporating a hand rail, balusters and post, leads down to the lower ground floor.

First Floor

The stairs leading up from the hallway reach the semi-galleried landing from where there is access to the loft space via the drop down ladder. Three panelled doors open to the bedrooms and the bathroom.

Bedroom One 11'9" x 8'5" (3.60m x 2.59m)

A good sized double room with a large window to the rear aspect enjoying most pleasant far reaching views. There are large built-in wardrobes along one wall providing a good amount of hanging space, shelving and drawers.

Bedroom Two 11'11" x 6'11" (3.64m x 2.11m)

An L-shaped room with a window to the front elevation. An over stairs cupboard provides useful storage.

Bathroom 6'4" x 5'5" (1.94m x 1.66m)

This part tiled bathroom is fitted with a white three piece suite comprising dual flush WC, pedestal sink with mixer tap and panelled bath with Triton electric shower over. There is an obscured glass window to the side aspect.

Lower Ground Floor

The staircase from the dining room leads directly into the

Kitchen 10'0" x 8'9" (3.05m x 2.67m)

This kitchen has vinyl flooring and is fitted with a good range of wall and base units and roll edged work surfaces and upstands. The inset one and a half bowl sink with mixer tap is ideally placed beneath the window to the rear aspect which overlooks the garden and allows excellent countryside views. One of the wall units houses the Worcester combination boiler. There is space and plumbing available for a washing machine as well as under counter space for a fridge. There is an integrated electric oven with four ring electric hob and extractor over. A door opens to a good sized under stairs storage cupboard which has shelving as well as power for an appliance such as a freezer.

Outside

To the front of the property is a paved forecourt area enclosed by wrought iron railings with front entrance gate.

Immediately to the rear of the property is a low maintenance garden incorporating patio areas and path with gravelled low maintenance borders. This is fully enclosed by timber fencing and red brick/stone walling. A gate to the side opens to the driveway which provides off street parking for two vehicles.

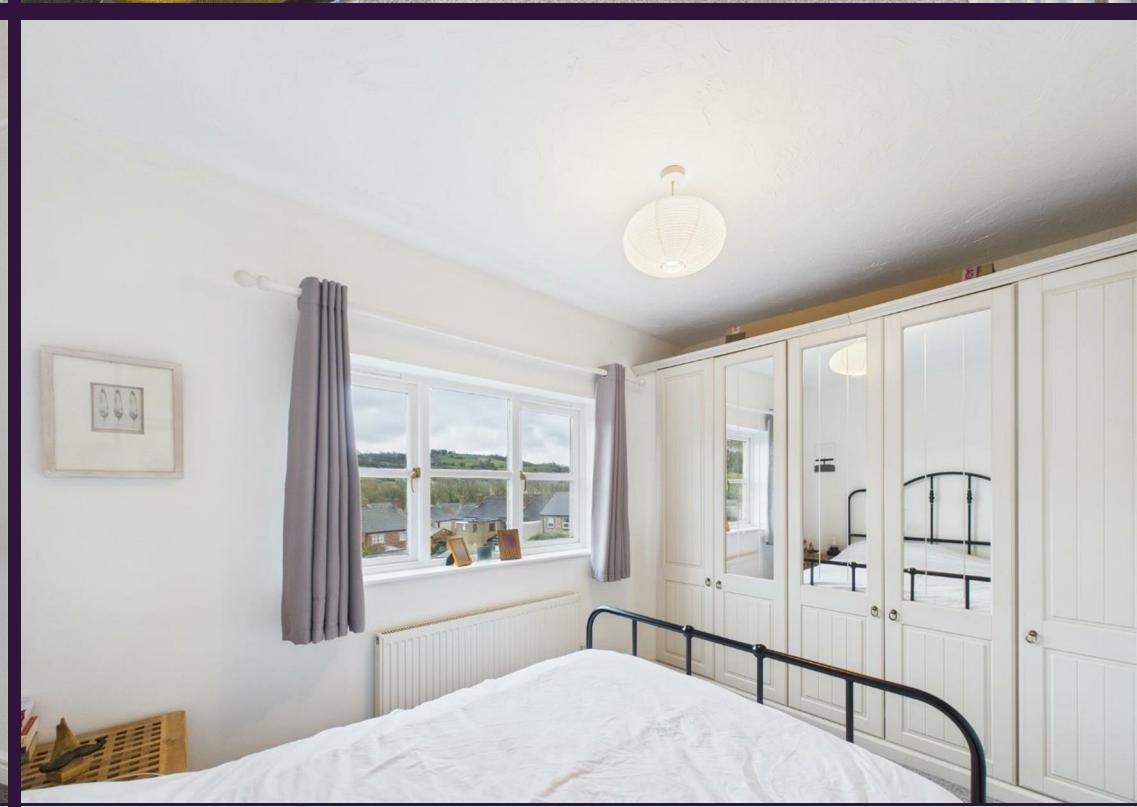
Council Tax Information

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

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 in the centre of Wirksworth, proceed in the direction of Cromford and continue along Harrison Drive which becomes Cromford Road. 12 Spring Close is located on the right hand side after a short distance (approximately 500 metres further on from the Coop)







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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
B2 (plus) A		B2 (plus) A	
B1 (plus) B		B1 (plus) B	
B (B2-B1)	C	C	
D (B4-B3)	D	D	
E (B6-B5)	E	E	
F (B8-B7)	F	F	
G (B10-B9)	G	G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	