



GRANT'S
OF DERBYSHIRE

55 Steeple Grange, Wirksworth DE4 4FS
Offers In The Region Of £295,000

Available For Sale with no upward chain, is this well presented semi detached home located in the popular market town of Wirksworth. Having undergone recent thoughtful renovations throughout, the property comprises: entrance hallway, dining room, sitting room, kitchen and conservatory to the ground floor and three good sized bedrooms and family bathroom to the first floor. You will also find a front and rear garden, car port and driveway for several vehicles. Viewing Highly Recommended.



Location

The property is conveniently located a short distance from Wirksworth, a charming market town offering a wide variety of shops, restaurants, pubs, cafes, and an independent cinema. It boasts a vibrant arts and social scene, highlighted by the renowned Arts Festival held every September. Medical facilities and reputable schools are also nearby. Excellent transport / road links to urban centres are available, including regular bus services and trains from Cromford. The Derbyshire Dales provide beautiful countryside walks and cycle routes, while nearby Carsington Water offers water sports, scenic walks, and wildlife viewing. A short drive will take you into the stunning Peak District National Park.

Ground Floor

The property is entered from the front via the part glazed door which opens into the

Entrance Hall 13'9" x 6'0" (4.21 x 1.83)

A welcoming hallway with recently fitted, hard-wearing laminate flooring. There's a double-glazed window to the side aspect, and hardwood doors leading to the kitchen and living accommodation. Stairs provide access to the first floor.

Dining Room 12'2" x 9'8" (3.72 x 2.97)

With plenty of space for dining table and chairs, with uPVC window to the front aspect filling the room with natural light.

Sitting Room 14'1" x 12'2" (4.31 x 3.73)

A warm and inviting sitting room with feature wood panelling to the chimney breast and recess. TV Point. White uPVC doors open into the;

Conservatory 9'5" x 9'0" (2.89 x 2.76)

A lovely sunny room that faces to the rear of the house with an outlook of the rear garden. With uPVC double glazed windows on all aspects and a side aspect uPVC double glazed external door that provides access into the garden.

Kitchen 10'0" x 7'6" (3.06 x 2.29)

Fitted with a modern range of wall and base units, complemented by a black composite sink set into a wood worktop with matching upstands. There's space and plumbing for a washer dryer and also an integrated electric oven with induction hob and extractor hood over. A uPVC window provides and outlook of the rear garden and a part glazed uPVC door gives external access to the side of the property.

Pantry

A useful addition to the kitchen providing space for household items and space for a tall fridge freezer.

First Floor

The stairs lead up to reach the first floor landing with access to the loft. Here you'll find doors leading to the three bedrooms and the family bathroom.

Bedroom One 12'3" x 11'9" (3.75 x 3.59)

A really good sized double bedroom with uPVC double glazed window to the rear aspect overlooking the garden and providing views of the surrounding area.

Bedroom Two 12'2" x 10'9" (3.71 x 3.29)

Another good sized double bedroom with an attractive outlook across to stone houses and the hills beyond.

Bedroom Three 8'8" x 7'6" (2.65 x 2.29)

With a window to the front aspect which looks across to stone houses and the hills beyond.

Family Bathroom 7'7" x 6'0" (2.32 x 1.85)

With wood effect laminate flooring. The bathroom comprises a contemporary three piece white suite,

including a paneled bath with thermostatic shower overhead, dual flush WC and vanity wash hand basin. There is built in storage cupboard with shelving and houses the combination boiler. The room is lit by inset spotlights and a obscure glazed uPVC window to the rear aspect.

Outside & Parking

To the rear of the property is a fully enclosed garden which includes a paved seating area adjacent to the conservatory and a generous sized lawn. To the side, a private driveway leads to a secure garage with power and light and a convenient car port, offering ample off-road parking and storage.

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 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. Continue along Steeple Grange and the property can be found on the left hand side, identified by the For Sale sign.







Floor 0



Floor 1

Approximate total area⁽¹⁾85.8 m²923 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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.

