



GRANT'S
OF DERBYSHIRE

Stoneleigh, 17 Summer Lane, Wirksworth DE4 4EB
Offers Around £575,000

Set on a corner plot and offered with no upward chain, this spacious family home is just a five minute walk from the town centre of Wirksworth. Well presented throughout and benefitting from double glazing and gas central heating, this home boasts large rooms, colourful gardens, a double garage and parking for up to five vehicles. The ground floor features an entrance hall, living room, extended kitchen/diner, separate dining room, WC, and integral double garage. The first floor has four bedrooms and a family bathroom, with a large fifth bedroom on the second floor. The wraparound garden is well-maintained with two good sized lawns bordered with a range of plants, trees and flowers, with a large block paved patio, additional seating area, modern greenhouse and timber shed. Viewing is highly recommended to be able to fully appreciate the accommodation on offer.



Ground Floor

The property is accessed via the large tarmac driveway which leads to the front entrance, part glazed door. This opens into the:

Entrance Hallway 11'8" x 6'1" (3.57m x 1.86m)

A spacious and bright area with dual aspect double glazed windows, providing the ideal space for coat and shoe storage. One door opens to the double garage and another into the:

Inner Hallway 3'9" x 13'1",269'0" & 6'8" x 3'0" (1.15m x 4,82m & 2.05m x 0.92m)

With doors which lead to the dining room, living room, kitchen/diner and downstairs WC. There's a handy under-stairs cupboard as well as a large double door cupboard providing lots of storage space for household items.

Downstairs WC 2'11" x 6'3" (0.91m x 1.93m)

With a side aspect double glazed window with obscured glass and tile-effect vinyl flooring. Fitted with a two piece suite consisting of dual flush WC and wall hung wash hand basin. There's a double door, full-height cupboard providing lots of storage space.

Dining Room 8'10" x 15'10" (2.71m x 4.83m)

With a side aspect double glazed window with a lovely outlook over the garden. This room is currently utilised as a dining room but due to it's versatility, could be a fantastic playroom or snug.

Living Room 11'9" x 17'1" (3.59m x 5.21m)

This bright and airy room has dual aspect double glazed windows which overlook the beautiful, well established rear garden. There's a feature fireplace with tiled hearth and cast iron fire grate.

Kitchen/Diner 10'9" x 23'10" (3.28m x 7.28m)

Thoughtfully extended, this room has dual aspect double glazed windows which flood this room with natural light, alongside a rear aspect glazed door with side windows, which overlook and provide direct access to the beautiful rear garden. With tile effect vinyl flooring and fitted with solid pine wall, base and drawer units with

a solid pine worktop over and stainless steel one and a half bowl sink with mixer tap. Integrated appliances include an integrated four ring Creda gas burning hob with extractor over and Siemens electric oven and grill. There's space for a tall, free-standing fridge/freezer (currently in situ) and a family sized dining table and chairs.

First Floor

Stairs from the inner hallway rise to the first floor landing, passing a side aspect double glazed window. Doors from here open to bedrooms one - four and the family bathroom. There's also a handy airing cupboard ideal for towels and linen.

Bedroom One 8'8" x 14'11" (2.66m x 4.56m)

A spacious double bedroom with dual aspect double glazed windows which overlook the lovely rear garden. There's a large fitted wardrobe with three single doors, providing ample storage space for clothing and shoes.

Bedroom Two 13'11" x 8'8" (4.25m x 2.65m)

A second double bedroom, also with dual aspect double glazed windows, this time overlooking the rear & side garden with beautiful views towards the town and surrounding countryside.

Bedroom Three 7'10" x 12'4" (2.40m x 3.76m)

A third double bedroom with dual aspect double glazed windows with lovely views towards the town centre and countryside beyond.

Bedroom Four 8'7" x 8'0" (2.63m x 2.44m)

Currently used as a home office, with a side aspect double glazed window which has spectacular views towards the town and countryside. This room has ample space for a single bed and there's a double fitted wardrobe, perfect for clothing and shoes.

Bathroom 9'6" x 5'8" (2.92m x 1.73m)

A fully tiled room with dual aspect double glazed, obscured glass windows and spotlights to the ceiling. Fitted with a four piece suite consisting of corner shower cubicle with sliding glass doors, mains waterfall shower and separate handheld shower head, panelled bathtub, vanity style wash hand basin with two drawers and a dual flush WC. There's also a chrome ladder style towel rail.

Second Floor

A door from the first floor landing opens to an enclosed staircase which passes a front aspect window and rises to:

Bedroom Five 10'3" x 29'9" (3.13m x 9.07m)

A bright and spacious room with two double-glazed Velux roof light windows providing plenty of natural light. This room offers great flexibility and could easily be used as a large master bedroom. There is ample space for a bed and additional furniture such as a desk or dressing table if desired. Built-in storage includes a large over-stairs cupboard and four under-eaves cupboards.

Outside & Parking

At the front of the property, a large tarmac driveway provides off-road parking for up to five vehicles. A wrought iron gate leads to a pathway and in turn, the wraparound garden which has been well-designed over the years. To the side of the property there's a well-kept lawn, bordered by trees, flowers and shrubs. A quiet seating area sits nearby, with a large modern greenhouse just behind. The path continues to the rear garden, which features a larger lawn and additional vibrant borders with a range of trees, plants and flowers including rose, spanish bluebell, peony and star of persia. A block-paved patio area provides an ideal setting for alfresco dining and summer barbecues, with a wide path to the right offering space for a garden shed and bin store.

Double Garage With Mezzanine 14'4" x 20'8" (4.39m x 6.31m)

A spacious double garage with power, lighting, and an up-and-over door. It includes a mezzanine level for extra storage. The Ideal combi boiler, along with the gas and electric meters and fuse board, are located here. Shelving is also provided.

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 our office at Wirksworth market place, proceed down St John Street in the direction of Derby. At the mini roundabout take a right hand turn onto Summer Lane, passing Pillar Butts on your left. Stoneleigh is located on the corner of Arkwright Street, as identified by our For Sale board.









Approximate total area⁽¹⁾

187.1 m²

2013 ft²

Reduced headroom

7.8 m²

84 ft²

(1) Excluding balconies and terraces

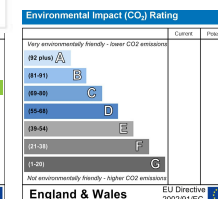
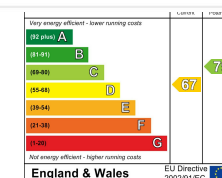
Reduced headroom

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.

GIRAFFE360



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.

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