



GRANT'S
OF DERBYSHIRE

44 Cromford Road, Wirksworth DE4 4FR
Offers Around £675,000

Grant's of Derbyshire are thrilled to present this exceptionally spacious, detached stone-built family home, ideally positioned within easy walking distance from the centre of the ever-popular market town of Wirksworth. Situated on a generous plot, the property enjoys stunning and far reaching views to the rear. The accommodation offers five double bedrooms, including both master and guest en-suites, a family bathroom, and a good-sized attic room. The ground floor features a spacious sitting room, large dining kitchen with breakfast area, utility room, study, snug, and a ground floor shower room. Additional benefits include three storage cellars, a workshop, and a large driveway providing ample parking for several vehicles. The gardens back onto open fields, and the property also includes double glazing and central heating throughout.



Location

Located approximately 14 miles from Derby, 23 miles from Nottingham, and 27 miles from Sheffield, Wirksworth has become a desirable base for commuters while retaining its character as a genuinely lived-in town with a strong sense of community. The town offers a diverse selection of shops, eateries, and several notable pubs, as well as the independent Northern Light Cinema. Wirksworth is also known for its vibrant arts scene, highlighted by the acclaimed Arts Festival held over two weeks each September.

Cromford Road, situated just a short distance from the town centre, provides convenient access to local amenities including schools, a medical centre, and the leisure centre. The area is surrounded by picturesque rolling countryside, offering endless opportunities for walking and cycling straight from the doorstep. Nearby Carsington Water features water sports, scenic trails, and abundant wildlife, while the Peak District National Park—England's oldest—is just a short drive away.

The Property

Ground Floor

To the front of the home is a part glazed entrance door opening into the

Entrance Hallway

A welcoming and spacious hallway featuring tiled flooring and a window to the front aspect. A staircase leads up to the first floor, and doors provide access to the sitting room, snug, study, dining kitchen, and ground floor shower room. An additional door opens to a useful storage area.

Snug 8'6" x 8'0" (2.61m x 2.46m)

A versatile room with two front-facing windows overlooking the foregarden. This space can easily be adapted to suit a variety of needs — ideal as a second sitting room, playroom or music room

Study 11'5" x 10'2" (3.49m x 3.11m)

A second versatile reception room positioned at the

front of the property, offering flexibility for a variety of uses such as a home office, reading room, or hobby space. Features a squared bay window overlooking the foregarden, bringing in plenty of natural light.

Guest Cloakroom/Shower Room 8'9" x 4'2" (2.68m x 1.29m)

This half-tiled cloakroom with ceramic tiled flooring is fitted with a three-piece suite comprising a dual flush WC, pedestal wash hand basin, and a shower cubicle with a mixer shower.

Sitting Room 22'1" x 14'2" (6.75m x 4.33m)

A spacious and light-filled room enjoying a dual aspect, with windows to both the side and rear. The rear-facing window offers an excellent outlook over the garden and beyond to the open countryside and surrounding hills, providing a wonderful backdrop to this generous living space. The room is lit by inset spotlights as well as two ceiling fittings. As well as the door to the entrance hallway, a sliding door from the sitting room opens to the

Dining Kitchen 33'7" x 16'8" (max) (10.25m x 5.10m (max))

A spacious and well-equipped dining kitchen featuring dual aspect windows that flood the room with natural light. The ceramic tiled flooring continues through from the reception hallway.

The kitchen area is fitted with a comprehensive range of light wood-effect units, including base cupboards and drawers with roll-edged worktops and tiled splashbacks, wall-mounted cupboards, glass-fronted display units, and open shelving. A central island provides additional storage and incorporates a breakfast bar. Key features include a 1½ bowl sink with waste disposal and mixer tap, a 5-burner gas hob with extractor hood over, and a full suite of integrated appliances including dishwasher, fridge, freezer, and eye-level ovens (combination microwave, single, and double oven with grill). The dining area is positioned at the rear, offering superb views over the gardens and open fields towards the surrounding

hills.

Within the room are two doors - one opening to the staircase which leads down to the basement and the second opening to the

Utility Room 10'0" x 8'0" (3.05m x 2.44m)

With a side aspect window and ceramic tiled flooring continuing through from the kitchen, this practical space is fitted with a range of light wood-effect units, including base cupboards and drawers beneath a roll-edged work surface with tiled splashback, wall-mounted storage cupboards, and an inset sink.

There is space and plumbing for a washing machine as well as space for a tumble dryer. A half-glazed door to the side provides access to the exterior.

First Floor

From the entrance hallway is a staircase leading up to the

Landing

With a window to the front aspect and doors opening to the four double bedrooms on this floor and the family bathroom. Double doors open to a spacious airing cupboard housing a mega-flow mains pressure hot water cylinder which is fitted with an immersion heater.

Bedroom One 16'2" x 13'0" (4.95m x 3.97m)

A generously sized double bedroom with a rear aspect window offering stunning views over the garden, open fields, and the wooded hills beyond. The room is fitted with a comprehensive range of built-in furniture, including wardrobes with hanging space and shelving, storage drawers, bedside units, and over-bed storage. Illuminated by modern halogen downlights. A door leads to the

Ensuite Bathroom 11'6" x 5'10" (3.51m x 1.80m)

A good-sized en-suite, half tiled with a ceramic tiled floor, and featuring a side aspect obscured double glazed window. The suite comprises a panelled bath with mixer tap, pedestal wash hand basin with fitted

mirror above, dual flush WC, and a double-width shower cubicle with mixer shower. The room is lit by inset spotlights.

Bedroom Two 12'9" x 11'7" (3.91m x 3.55m)

A spacious double bedroom with front aspect double glazed windows offering pleasant views over the front garden and towards the wooded hills surrounding the town. A panelled door opens to the

Ensuite Shower Room 11'3" x 2'9" (3.43m x 0.86m)

This part tiled room with ceramic tiled flooring is fitted with a three piece suite comprising a tiled shower cubicle with mixer shower, pedestal wash hand basin and dual flush WC. The room is lit by inset spotlights and there is an obscured glass window to the side aspect.

Bedroom Three 18'1" x 10'10" (5.53m x 3.31m)

A generously sized bedroom with dual aspect windows, including a rear window that offers a delightful outlook over the gardens and the open countryside beyond. The room is well-lit by a combination of recessed spotlights and a central light fitting.

Bedroom Four 14'2" x 12'10" (4.33m x 3.92m)

This fourth double bedroom features a pair of front-aspect double-glazed windows, offering views similar to those in bedroom two. The room is lit by inset spotlights.

Family Bathroom 8'8" x 8'0" (2.66m x 2.46m)

A spacious family bathroom lit by inset spotlights and having a side aspect double-glazed window providing natural light. The room is half-tiled with ceramic flooring and is fitted with a panelled bath with mixer taps and a handheld shower attachment, a pedestal wash hand basin with a fitted mirror, a dual-flush WC, and a separate tiled shower cubicle with mixer shower.

Store Room 11'11" x 4'2" (3.64m x 1.29m)

Adjacent to the airing cupboard, is this useful room ideal for storage.

Second Floor

From the first floor landing a quarter turn staircase rises to the second floor where a door opens into

Bedroom Five 20'9" x 15'11" (6.33m x 4.87m)

This double bedroom features an open apex ceiling and a rear-facing Velux window with a fitted blind, allowing plenty of natural light. Access doors to both the front and rear of the room open to the eaves, providing ample storage space.

A half height door to the side provides access to the

Attic Space 10'11" x 10'9" (3.34m x 3.30m)

A generously sized attic space equipped with both power and lighting, offering excellent versatility for use as additional storage, a hobby room, playroom, or similar.

Basement

Accessed internally via a staircase leading down from the dining kitchen.

The basement incorporates three different areas, all with power and light.

Cellar One - 3.71m x 3.65m (12'2" x 11'11")

Cellar Two - 4.86m x 3.55m (15'11" x 11'7")

Cellar Three - 2.66m x 2.42m (8'8" x 7'11")

To the rear is a door opening to the outside space and adjacent to this is an additional door opening to the

Lower Ground Floor WC 7'3" x 3'10" (2.23m x 1.18m)

With a rear aspect obscured glass window, ceramic tiles to the floor and fitted with a dual flush WC and a wall hung wash hand basin.

Workshop 19'1" x 14'4" (5.83m x 4.39m)

Accessed from the rear parking area is this workshop which is of a good size and benefits from both power and lighting. While part of the space has restricted head height, it offers excellent storage potential. The room also houses the condensing gas-fired boiler, which supplies the property with central heating and hot water.

Outside

To the front of the property is an attractive foregarden with a central pathway leading to the main entrance, flanked by gravelled areas and

well-stocked flower beds with ornamental shrubs.

To the right hand side, a broad driveway which leads through double vehicular gates to a spacious hardstanding area at the rear of the home providing parking for several vehicles

Beyond this is a generously sized rear garden, thoughtfully divided into distinct areas including a lawn, paved seating areas, and a raised garden pond with a dedicated pump house. At the far end of the garden is a large paved patio—perfect for barbecues and outdoor entertaining—while enjoying superb open countryside views to the rear.

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 in Wirksworth Market Place proceed along Harrison Drive (B5036) towards Cromford. Harrison Drive then becomes Cromford Road and Number 44 is located on the right hand side after a distance of approximately 400 metres.







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Approximate total area⁽¹⁾

353.7 m²

3809 ft²

Reduced headroom

10.1 m²

108 ft²

(1) Excluding balconies and terraces

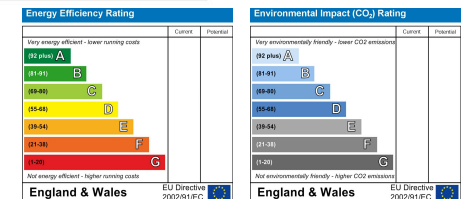
Reduced headroom

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.



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6 Market Place, Wirksworth, Derbyshire, DE4 4ET
T: 01629 823008
wirksworth@grantsofderbyshire.co.uk
www.grantsofderbyshire.co.uk