



GRANT'S
OF DERBYSHIRE

St. Johns Street, Wirksworth DE4 4DR
£180,000

Situated in the heart of the highly sought-after town of Wirksworth is this well presented ground floor flat. Located within a tastefully renovated Grade II listed building, this charming home offers a blend of historic character and modern living. The accommodation features an open-plan kitchen and living room with integrated appliances, two generously sized double bedrooms—one with en-suite—and a contemporary shower room. Additional benefits include one allocated parking space and the advantage of no upward chain.

Access

Access to the property is through a stone archway leading into the car park. From there, steps on the right-hand side lead up to the entrance door, which is located on the left. This opens into the

Entrance Hallway 11'6" x 3'4" (3.53m x 1.02m)

The hallway provides access to the living area, both bedrooms, and the bathroom. There is also a convenient space for storing coats and shoes.

Open Plan Kitchen Living Space 16'11" x 14'5" (5.17m x 4.40m)

A stylish open-plan kitchen and living space, finished with contemporary grey oak wooden flooring and illuminated by inset spotlights. The kitchen is fitted with a sleek range of matching white gloss wall, base, and drawer units, complemented by white worktops and a stainless steel one-and-a-half bowl sink with mixer tap. Integrated appliances include a large fridge/freezer, electric oven, four-ring induction hob with extractor fan above, dishwasher, and washer/dryer. A breakfast bar offers additional dining or work space, while two large sash windows with wooden shutters to the side aspect provide plenty of natural light and character.

Bedroom One 13'1" x 12'4" (3.99m x 3.76m)

A generously sized double bedroom featuring a window to the rear aspect. A door provides access to the

Ensuite 6'11" x 3'6" (2.13m x 1.07m)

This part-tiled en-suite features a modern three-piece suite, including a dual flush WC, a vanity-style wash basin with a storage cupboard below, and a spacious walk-in shower cubicle with thermostatic shower

fittings. Additional highlights include inset ceiling spotlights and a wall-mounted heated towel rail.

Bedroom Two 12'4" x 10'9" (max) (3.76m x 3.30m (max))

Another spacious double room with a sash window to the side aspect.

Shower Room 10'3" x 6'3" (3.14m x 1.91m)

This spacious bathroom is part tiled and fitted with a modern three piece suite comprising dual flush WC, vanity style wash basin with storage cupboard beneath and a large walk in shower cubicle with thermostatic shower. There is a window to the rear aspect and the room is lit by inset spotlights. There is also a wall mounted heated towel rail.

Parking

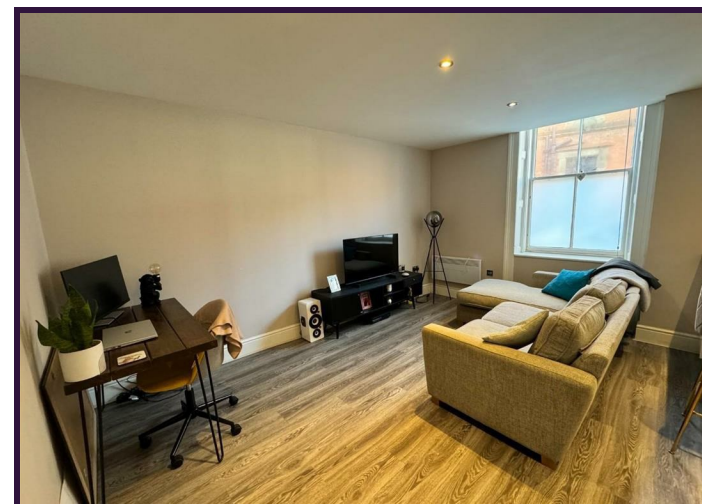
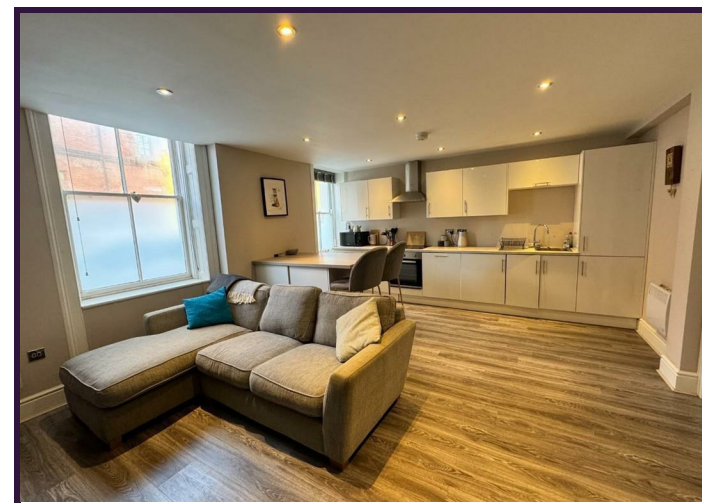
The property benefits from one allocated parking space.

Council Tax Information

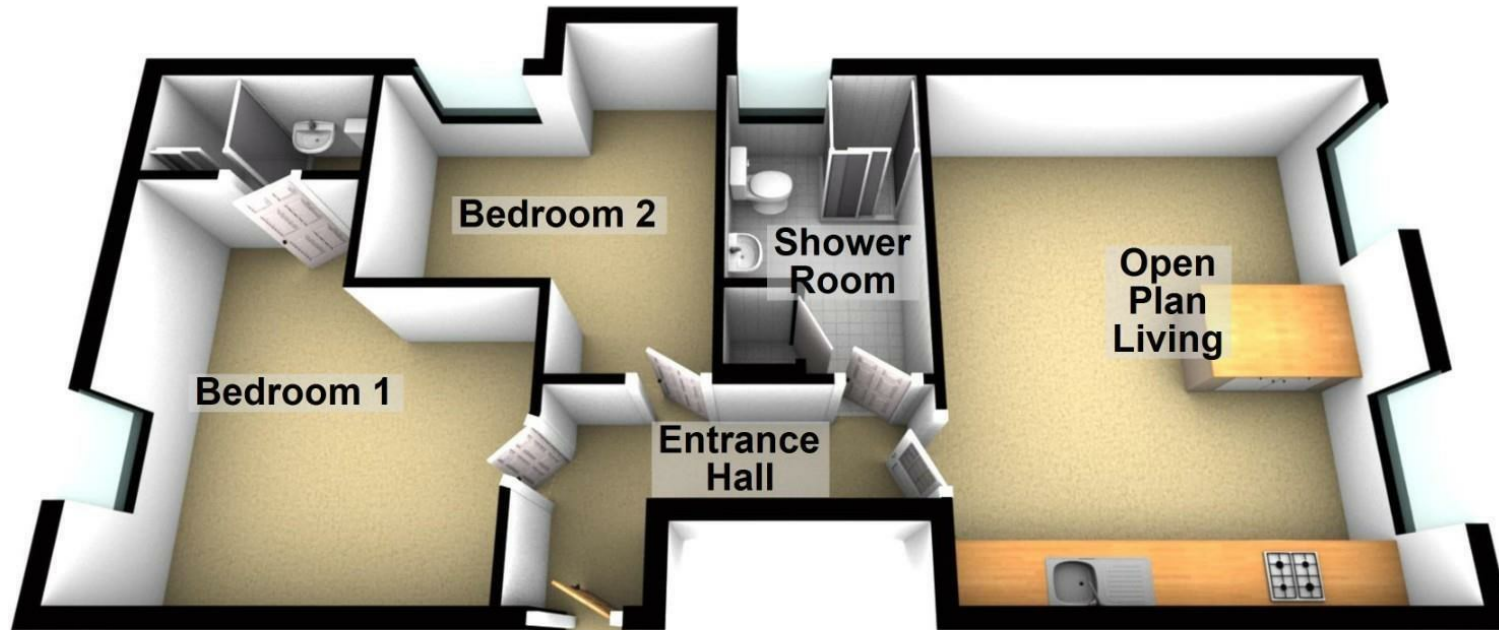
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1814 per annum.

Directional Notes

From our office in the Market Place, proceed down St John Street for a short distance and, after crossing The Causeway is the former Lloyds Bank. Just beyond this is a stone archway through which is access to the flat.



Ground Floor



This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

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.

