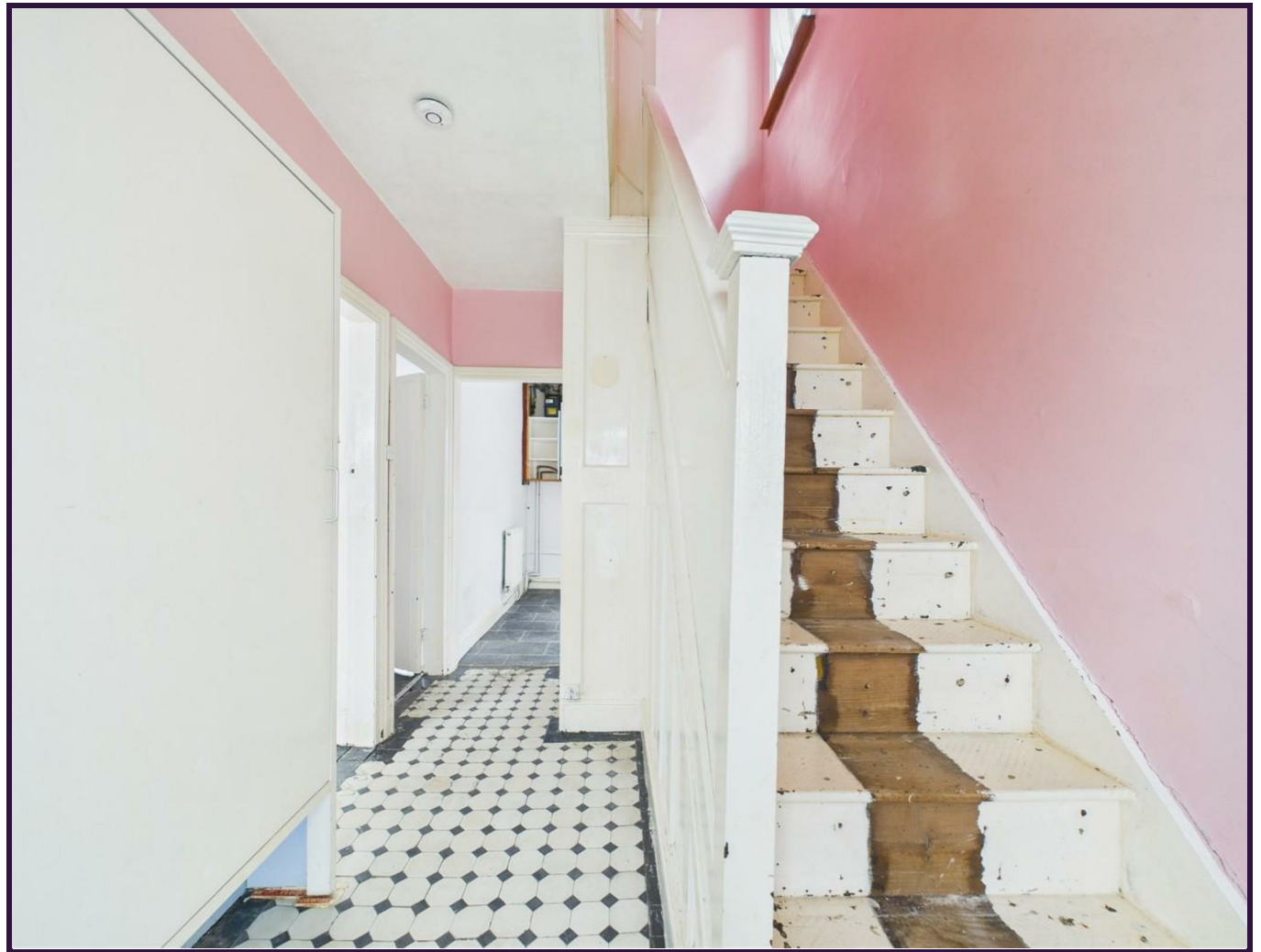




GRANT'S
OF DERBYSHIRE

1 Willowbath Lane,, Matlock DE4 4AY
Offers Around £210,000

We are delighted to offer For Sale this three bedroom detached property which presents an excellent opportunity for renovation and further development and is situated within walking distance of Wirksworth town centre. The accommodation is arranged over two floors and briefly comprises kitchen, sitting room, dining room and rear porch to the ground floor. To the first floor there is a bathroom with separate WC, two generously-sized double bedrooms and a single bedroom with potential to be used as a home office. To the front of the property there is a paved foregarden with an outbuilding, a single garage and to the rear there is a good sized, south-facing garden laid to lawn, with extensive views of the surrounding countryside. The driveway provides off road parking for one vehicle. Viewing highly recommended. No upward chain. Virtual Tour available.



Ground Floor

The property is accessed via an obscured glass uPVC door to the side of the house, which opens into the

Kitchen 6'9" x 9'1" (2.08 x 2.78)

With ceramic tiling throughout, there is a base cabinet with stainless steel sink and mixer tap over. There is also space and plumbing for a washing machine with wooden storage cabinets above. There is a window to the side aspect and an open doorway leads through to the

Hallway 6'10" x 12'8" (2.10 x 3.87)

With access to the kitchen, living room, dining room, pantry and rear porch.

Pantry 2'6" x 8'2" (0.78 x 2.49)

Accessed from the hallway, with a single step down on entry, this area offers practical storage for kitchen essentials as well as space for at least one appliance.

Dining Room 10'2" x 12'3" (3.11 x 3.75)

A good sized reception room featuring a large uPVC window to the front aspect. The room includes a wall-mounted gas fire and fitted shelving units, offering additional storage capacity.

Sitting Room 11'5" x 13'3" (3.50 x 4.06)

Another good sized reception room with a large uPVC bay window to the rear aspect, providing pleasant views over the south-facing garden and lots of natural light. The room is laid with wooden floorboards and features a tiled fire surround and hearth.

Porch 6'11" x 1'7" (2.13 x 0.50)

Accessed via the hallway, double uPVC part-glazed doors open to the rear garden.

First Floor

Stairs rise from the entrance hallway to the landing where there is access to the three bedrooms, bathroom and WC.

Bedroom One 11'5" x 11'3" (3.49 x 3.45)

A well-proportioned double bedroom with wooden floorboards throughout, featuring a wooden fire surround with cast iron fireplace inset and large uPVC window to the rear elevation that offers far-reaching views across the surrounding countryside.

Bedroom Two 11'4" x 12'2" (3.46 x 3.72)

A well proportioned double bedroom with wooden fire surround and cast iron fireplace inset and large uPVC window to the front aspect, wooden flooring is continued.

Bedroom Three 6'9" x 6'8" (2.08 x 2.05)

A compact single bedroom which could alternatively be used as a home office space. A rear aspect window provides a pleasant outlook over the surrounding countryside.

Bathroom 6'9" x 5'11" (2.06 x 1.82)

Fitted with a freestanding vanity unit incorporating a ceramic wash basin alongside an inset bath with tiled surround. A uPVC obscured glass window to the front aspect provides natural light and privacy. A large built-in

storage cabinet houses the hot water tank and has slatted shelving for linen etc.

WC 3'10" x 2'8" (1.17 x 0.82)

Fitted with a traditional high-level WC featuring a pull-chain flush and an obscure glass window to the side aspect.

Outside & Parking

To the front of the property a sloped driveway provides off-road parking for one vehicle and leads to a single garage. Adjacent to the driveway is a paved patio area, while a side path to the right of the property offers access to the rear garden. The rear garden features a generous lawn arranged over a series of shallow tiers and a pathway extends from the lower section of the garden continuing between the property and the garage and provides convenient access back to the front of the house.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum.

Directional Notes

From our Wirksworth office proceed down St John street in the direction of Derby. Continue over the mini roundabout and up the hill, taking the second left onto Willowbath Lane, the property will be found on your right hand side.







Floor 0



Floor 1

Approximate total area⁽¹⁾

77.5 m²
835 ft²

Reduced headroom

0.8 m²
9 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.

GIRAFFE 360

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.

