



GRANT'S  
OF DERBYSHIRE

Yokecliffe Crescent, Wirksworth DE4 4ER  
£275,000

Located just on the outskirts of this popular town of Wirksworth, this three bedroom detached bungalow is now being offered for sale. This home benefits from a larger than average garden which has a delightful patio area with level lawned garden and raised borders. The accommodation comprises of; entrance hall, family bathroom, three double bedrooms, sitting room, dining room and a kitchen. There is a block paved driveway to the front providing parking for several vehicles. The home does require some modernisation but it benefits from gas central heating and uPVC double glazing throughout. No Upward Chain. Viewing Recommended.

### Ground floor

To the front of the property is a paved driveway, and a charming small front garden, with a front door opening to the

### Entrance hall 3'4" x 16'5" (1.02 x 5.01)

### Bedroom 1 8'11" x 22'3" (2.74 x 6.80)

This large bedroom offers plenty of light from the front aspect window, and a door within the room leading to the

### Ensuite 3'9" x 5'8" (1.15 x 1.73)

This ensuite offers a white pedestal sink, toilet and a spacious shower cubicle with a glass sliding door.

### Sun room 10'5" x 9'7" (3.18 x 2.93)

This charming room is flooded with natural light, and offers large glass french doors opening onto the beautiful private garden.

### Living room 19'3" x 15'7" (5.87 x 4.77)

This spacious living room offers light from its two large front aspect windows, with the focal point of this room being the gas fireplace.

### Kitchen 8'5" x 10'0" (2.57 x 3.07)

With a large window to the side aspect and a part glazed door leading to the exterior of the property, this kitchen benefits from a range of wooden wall and base units and a wood work surface with inset butler sink with swan neck

tap. There is space and plumbing for an automatic washing machine and dishwasher as well as space for a freestanding fridge freezer.

### Study 7'3" x 6'0" (2.22 x 1.84)

This room, which could be used as a study, has a window looking into the Sun Room.

### Bedroom 2 8'5" x 12'4" (2.58 x 3.76)

A double bedroom with a window to the rear looking out onto the beautiful garden and enjoying views of the countryside beyond.

### Bedroom 3 10'4" x 9'1" (3.15 x 2.79)

Another double room, again with a window to the rear aspect.

### Bathroom 8'5" x 4'9" (2.57 x 1.46)

This part tiled room with vinyl flooring houses a traditional white three piece suite comprising panelled bath, pedestal sink and low flush WC. There is a heated towel rail and a window with opaque glass to the side aspect.

### Outside

This property offers both a Front and rear garden, with side access via an iron gate. There is also a paved driveway to provide off road parking.

### 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.





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.



