

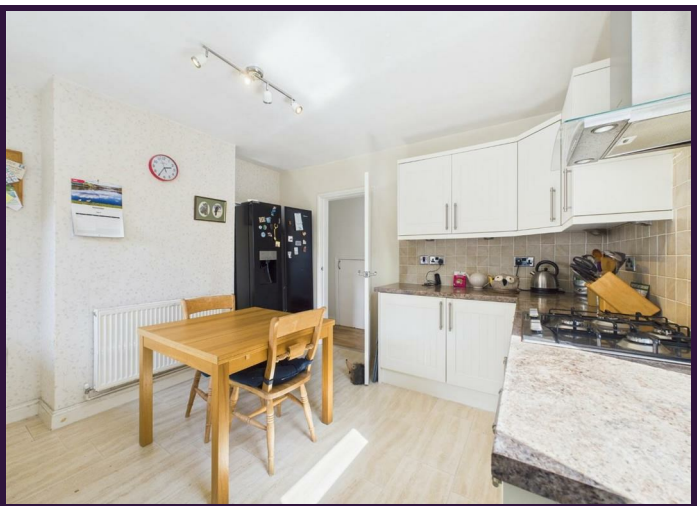


GRANT'S  
OF DERBYSHIRE

5 Oat Hill, Wirksworth DE4 4AQ  
Offers In The Region Of £250,000



Located just on the edge of Wirksworth town centre is this well-presented semi-detached home. The accommodation itself briefly comprises an entrance hallway, sitting room, conservatory, dining kitchen, three bedrooms and a well-appointed bathroom. The property benefits from gas central heating, uPVC double glazing and a driveway to the front providing off-street parking for two vehicles. To the rear is a most pleasant and fully enclosed garden which enjoys delightful, far-reaching views over the surrounding countryside. Offered for sale with no upward chain. Viewing highly recommended.



### Ground Floor

The property is entered from the front via the part glazed door which opens into the

#### Entrance Hallway

This L-shaped hallway features wood-effect flooring and ample space for coat hanging. Beneath the staircase leading up to the first floor is a useful understairs storage space. Doors open to the sitting room and the dining kitchen with a third door accessing a walk-in store.

#### Sitting Room 12'4" x 18'1" (3.78m x 5.53m )

This is a good sized reception room, with the front-facing window enjoying a delightful view over the foregarden and the neighbouring rooftops towards the hillside beyond. The room offers space for a dining table and chairs and, as well as housing a coal-effect electric fire, the wooden fireplace with raised hearth provides a pleasant focal point. Glazed sliding doors to the rear allow further natural light into the room and open directly into the

#### Conservatory 8'11" x 7'0" (2.73m x 2.15m )

An excellent addition to the home, this conservatory is perfect for year-round use, providing a great space to sit and enjoy the peace and the lovely views over the rear garden. It is of uPVC construction and has a ceramic tiled flooring. To the side is a door opening out to the exterior.

#### Dining Kitchen 12'1" x 11'5" (3.70m x 3.48m )

This dining kitchen has laminate flooring and is fitted with a good range of matching wall, base, and drawer units complemented by roll-top work surfaces and tiled splashbacks. An inset ceramic sink with a swan neck mixer tap is ideally positioned beneath the rear-facing window looking out onto the garden. An additional window to the side aspect enhances the natural light. There is ample space for a dining table and chairs as well as room for a large freestanding fridge freezer. Integrated appliances include a dishwasher, eye-level oven, microwave, and a four ring gas hob with an extractor hood above. To the rear aspect is a part glazed door accessing the exterior.

#### Store 6'2" x 2'7" (1.90m x 0.79m )

This walk-in store has tiled flooring, perimeter shelving and an opaque glazed window to the side aspect. The room also houses the wall-mounted gas-fired Worcester boiler.

#### First Floor

The stairs leading up from the hallway pass a window to the front aspect and reaches the

#### Landing

With two front-facing windows and access to the loft space. Doors open to the three bedrooms and the bathroom.

#### Bedroom One 12'5" x 9'11" (3.81m x 3.04m )

This is a good sized double bedroom which benefits from a range of fitted furniture. The large window to the rear enjoys a particularly pleasant outlook over the garden and towards the open countryside in the distance.

#### Bedroom Two 12'1" x 11'5" (3.70m x 3.50m )

The second double bedroom is also to the rear of the home enjoying similarly pleasant views as from Bedroom One. There is ample space for freestanding furniture.

#### Bedroom Three 9'2" x 7'10" (2.80m x 2.40m )

This third bedroom would serve equally well as a home office. A front aspect window provides roof top views over the surrounding countryside.

#### Bathroom 9'4" x 5'5" (2.87m x 1.66m )

This bathroom is fitted with a four piece suite comprising a panelled bath, a dual flush WC, a corner shower cubicle with a thermostatic shower, and a contemporary wash hand basin with mixer tap set within a vanity unit. The room is lit by inset spotlights but also benefits from opaque glazed windows to the front and side, allowing for excellent natural light while ensuring privacy. Further features include the ladder-style heated towel rail and extractor fan.

#### Outside

##### Front

To the front of the home is a pleasant foregarden

alongside a driveway which provides parking for two vehicles. A pathway to the side leads around to the rear where the garden is accessed via a uPVC double glazed door.

#### Utility Room 7'6" x 4'7" (2.31m x 1.41m )

With a window to the front aspect and fitted with a work surface beneath which is space and plumbing for a washing machine with adjacent space for a tumble drier. Being only a few steps from the kitchen, with covered access, this is a very useful room.

#### WC 4'9" x 2'7" (1.45m x 0.81m )

Having a small opaque glass window to the side aspect and fitted with a low flush WC.

#### Store / Workshop 9'10" x 4'11" (3.02m x 1.50m )

With power and light, fitted with shelving and having a rear-aspect window.

#### Rear Garden

This is a delightful and fully enclosed rear garden which incorporates a number of different areas. A paved patio provides the perfect spot for outdoor dining and relaxation, leading onto a low-maintenance gravelled area bordered by attractive raised beds with a good variety of plants and shrubs. A neatly lawned garden enjoys excellent south-facing views towards the surrounding countryside.

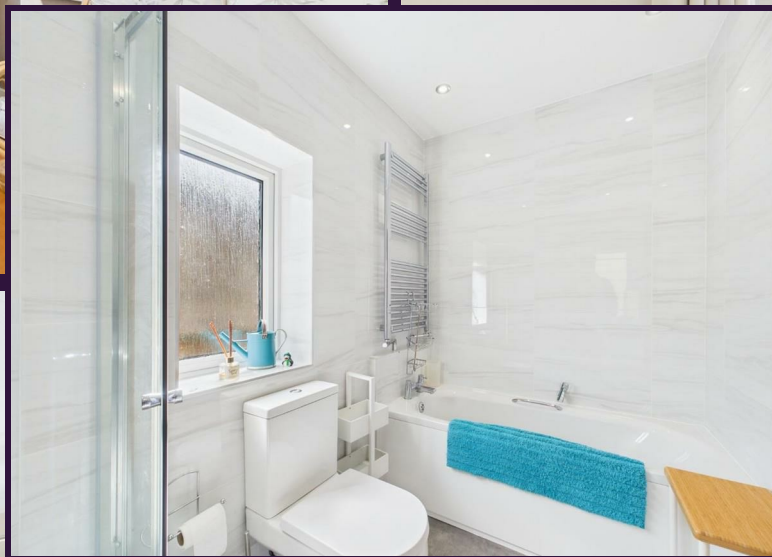
#### Council Tax Information

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 at the Market Place proceed down St John in the direction of Derby. Continue over the mini roundabout and proceed up the hill and after a short distance take a right hand turn onto Oat Hill where number 5 will be found on the right hand side.













Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
95.73 m<sup>2</sup>  
1030.44 ft<sup>2</sup>

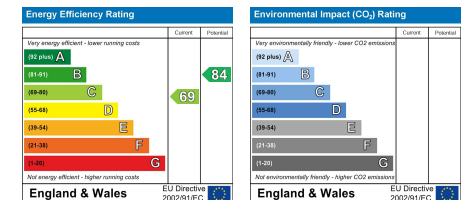
(1) Excluding balconies and terraces

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.

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.



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