



GRANT'S  
OF DERBYSHIRE

Steeple Grange, Wirksworth DE4 4FS  
£850 Per Calendar Month

This character cottage conveniently located just a short distance from the centre of the market town of Wirksworth is now available To Let. The accommodation briefly comprises kitchen/diner and sitting room on the ground floor, family bathroom and two good sized bedrooms on the first floor. To the rear of the property is off road parking for one vehicle and a garage, as well as a secluded garden with mature fruit trees. There is more on road parking to the front of the property. Available immediately.

## Ground Floor

The property can be accessed through a gate leading to the fully enclosed front garden and directly to the part glazed, stained glass uPVC entrance door. This door opens into the

### **Sitting Room 16'4" (max) x 13'10" (4.99 (max) x 4.23)**

A spacious room with attractive wooden beams to the ceiling, a double glazed uPVC window to the front aspect and an electric coal-effect fire set within a stone hearth. There is a large under-stairs cupboard offering lots of storage space. A wooden door leads into the

### **Kitchen Diner 14'2" (max) x 9'8" (4.34 (max) x 2.95)**

With tile-effect vinyl flooring and a range of wooden base units, wooden worktop with a large, inset Belfast sink with chrome mixer tap over. There is an electric grill and oven with four ring ceramic hob, you'll also find an under counter fridge, under counter freezer and washing machine all left on a goodwill basis. There are two windows to the rear aspect bringing plenty of light into this spacious room which has plenty of room for a dining table.

## Rear Entrance

A part-glazed wooden door opens from the small patio, garage and off road parking into the rear entrance porch which has a door opening into the kitchen diner, and stairs lead up to the

## First Floor

Stairs lead up to the landing where doors open to the two bedrooms and family bathroom.

### **Bedroom One 14'1" (max) x 8'10" (4.30 (max) x 2.70)**

This carpeted double bedroom has a double glazed window to the front aspect.

### **Bedroom Two 10'7" x 7'6" (3.24 x 2.30)**

The second bedroom also has a double glazed window to the front aspect and the loft hatch can also be found here.

### **Bathroom 9'0" (max) x 5'6" (2.75 (max) x 1.70)**

This bathroom features a panelled bath with thermostatic shower over, a pedestal sink and dual flush WC. There are attractive tiles around the bath and you'll also find a handy storage cupboard here.

## Outside & Parking

To the front of the property there is a fully enclosed front garden with a lawn and pathway. You can turn off the main road to access the rear of the property where you will find off road parking for one vehicle and the garage. To the rear of the garage is a secluded garden that includes mature fruit trees, it's a great spot for a keen gardener or just to spend time relaxing.

### **Garage 16'7" x 9'4" (5.07 x 2.85)**

With an up and over door.

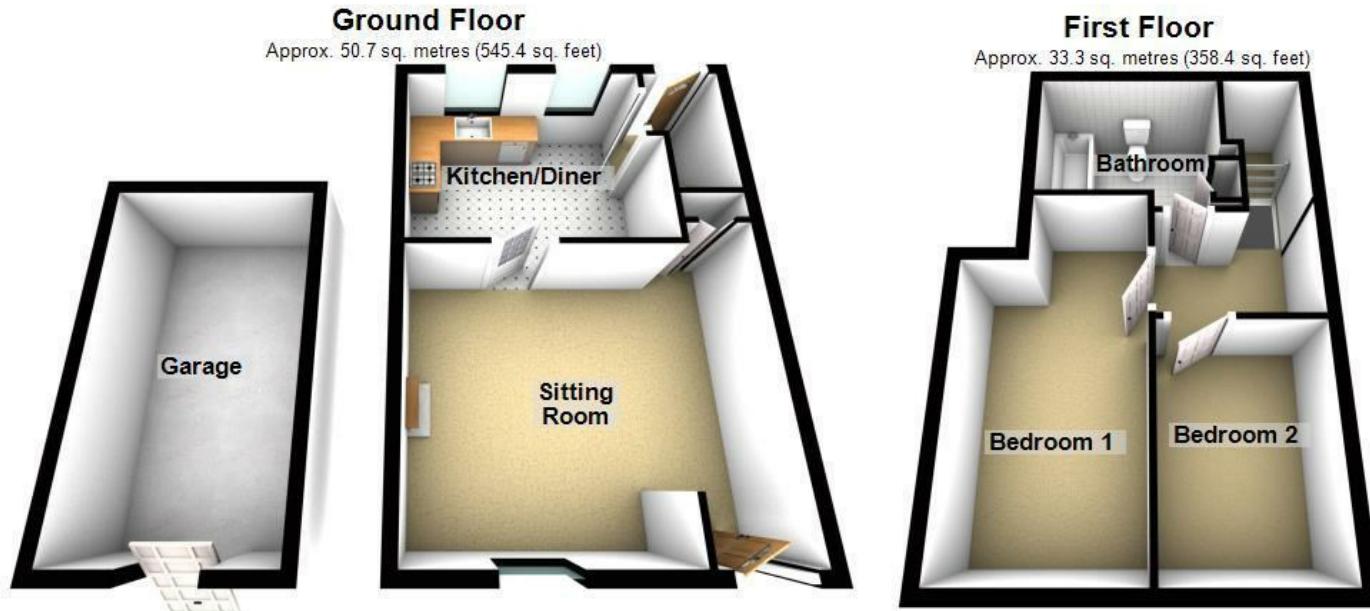
## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1730 per annum.

## Directional Notes

From Grant's of Derbyshire's office on Wirksworth Market Place, head north up Harrison Drive (B5036) towards Cromford. Harrison Drive then becomes Cromford Road and shortly after, Steeple Grange. Number 8 can be found on the right hand side and for viewings we recommend you park on the road however, there is parking to the rear of the property. The postcode is DE4 4FS.





Total area: approx. 84.0 sq. metres (903.8 sq. feet)

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A	88	Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) A	
(81-90) B	71	(81-90) B	
(70-80) C		(69-80) C	
(55-69) D		(55-64) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

