



GRANT'S  
OF DERBYSHIRE

7 The Dale, Wirksworth DE4 4EJ  
Offers Around £205,000



Located in one of the most sought after and popular areas of Wirksworth, Grant's of Derbyshire are pleased to offer For Sale this two bedroomed property. The accommodation, in an elevated position, briefly comprises entrance hallway, kitchen, living room with multi-fuel stove, bathroom and two bedrooms. Beneath the house is a cellar and a good sized garage. There is a very pleasant outdoor seating area above this garage. The home benefits from gas central heating and has been fitted with new uPVC double glazed windows throughout. In the past seven years, under the current ownership, further work has been carried out, including a new roof, new radiators and new doors. Viewing Recommended. VT available.



## Ground Floor

Accessed via the ramp or steps leading up from The Dale, the property is entered via the door with obscured glass windows to each side which opens to the

### Entrance Hall 6'4" x 5'11" (max) (1.94m x 1.82m (max))

A pleasant and light area with doors providing access from here to the living room, the cellar and the

### Kitchen 9'6" x 9'1" (max) (2.92m x 2.78m (max))

With tiled flooring, this kitchen is fitted with a range of quality base units with work surfaces, matching up stands and a contemporary style inset corner sink. There is an integrated Neff electric oven with four ring electric hob over and there is ample space for a freestanding fridge freezer. The room is lit by inset spotlights and there is a window to the side aspect as well as the front.

### Living Room 15'11" x 10'9" (max) (4.86m x 3.30m (max))

This is a good sized living room which has wood effect flooring and a window to the front aspect. The fireplace provides a pleasant focal point and this houses the multi-fuel stove on the raised hearth. There is a built-in cupboard adjacent to the chimney breast and an additional cupboard

beneath the staircase to the rear of the room leading up to the

## First Floor

The stairs rising from the living room lead directly into the

### Bedroom One 15'1" x 10'2" (max) (4.60m x 3.10m (max))

This is a spacious double bedroom with a window to the front aspect as well as a small window to the rear.

A timber door opens to the

### Laundry Room 9'8" x 6'10" (max) (2.95m x 2.09m (max))

This could work equally well as a study but is used by the current owner as a craft room/laundry room with the necessary plumbing for a washing machine. Timber doors open to the bathroom and

### Bedroom Two 8'9" x 7'5" (2.67m x 2.27m)

There is a step down into this room which has a window to the side elevation.

### Bathroom 8'0" x 7'1" (max) (2.46m x 2.17m (max))

This bathroom is of a good size and has windows to both the front and side aspects. With wood effect flooring, it is fitted with a three piece suite comprising low flush WC, pedestal wash hand basin and a panelled bath. The room is lit by

inset spotlights and to one corner is a built-in cupboard which houses the Ideal combination boiler.

## Basement

Stone steps lead down from the entrance hall to the

### Cellar 11'6" x 6'0" (3.52m x 1.83m)

With power and light and a sliding door providing internal access to the

### Garage 16'11" x 13'11" (max) (5.18m x 4.26m (max))

A real rarity in this location!

## Outside

Above the garage is a most pleasant area with ample space for seating, outside dining, plants....a delightful spot.

## 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 our Wirksworth office proceed left along the parade of shops bearing round to the left onto Dale End. Bear left again up The Dale. Walk a short distance up and number 7 will be found on the right hand side.













Total area: approx. 90.9 sq. metres (978.1 sq. feet)

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

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