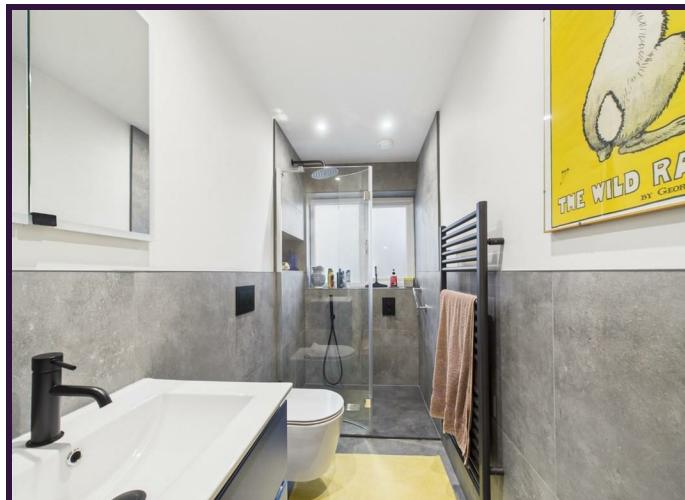




GRANT'S
OF DERBYSHIRE

2 Yokecliffe Avenue, Matlock DE4 4DJ
Offers Around £355,000

Grants of Derbyshire is delighted to offer For Sale this three bedrooomed detached bungalow conveniently located in a quiet and popular cul-de-sac on the edge of Wirksworth's town centre. The property benefits from gas central heating and uPVC double glazing throughout. The accommodation briefly comprises entrance hallway, living room, kitchen, bathroom, two double bedrooms and a single bedroom. To the front is a part gravelled/part lawned garden and a block paved driveway which provides off-road parking for several vehicles and leads to the garage. Adjacent to the garage is workshop and behind is a useful garden store. There is a delightful enclosed south west facing garden to the rear. Viewing highly recommended. No Upward Chain.



Ground Floor

The property is accessed via a part glazed uPVC door which opens into the

Entrance Hallway 4'1" x 14'7" (1.25 x 4.45)

A well sized, L-shaped hallway with oak flooring throughout, it is well lit by both inset spotlights and two windows- one to face the front and the other to the side aspect. As well as doors opening to the different rooms there is a further door opening to a most useful storage cupboard. There is also access to the attic space.

Living Room 20'3" x 10'6" (max) (6.18 x 3.22 (max))

This is a good sized L-shaped living room with the large window to the front aspect allowing a most pleasant outlook over the rooftops towards Yokecliffe. There are oak floor boards and the room is lit by wall lights as well as ceiling lights. To the rear of the room glazed double doors with full length window to each side open to the

Conservatory 8'5" x 10'4" (2.58 x 3.16)

This room features carpeted flooring throughout and benefits from opaque glazing to the side aspect, providing an added level of privacy while still allowing plenty of natural light. A uPVC door offers direct access to the garden.

Kitchen 9'8" x 9'4" (2.97 x 2.85)

This kitchen, with ceramic tiled flooring, is fitted with a range of white wall and base units with granite effect work surfaces and complimentary tiled splash back. The inset stainless steel sink unit with swan neck mixer

tap is ideally situated beneath the large window to the rear aspect overlooking the beautiful garden. There is space and plumbing available for a washing machine as well as a dishwasher and there is space for a large freestanding fridge freezer. There is currently a freestanding cooker with a stainless steel splashback and extractor hood over. To the rear of the room a part glazed door opens to the exterior.

Bathroom 3'10" x 9'3" (1.19 x 2.84)

This recently renovated shower room offers a modern three-piece suite comprising a dual-flush WC, a wall-hung wash basin with vanity cabinet below, and a walk-in shower featuring a thermostatic control, waterfall shower head and separate detachable hose. The room also benefits from a window with obscured glass and a ladder-style radiator.

Bedroom One 12'4" x 9'4" (3.76 x 2.85)

A good sized double bedroom to the rear of the property with a large window looking out onto the garden.

Bedroom Two

This second double bedroom has a window to the front aspect allowing a pleasant outlook over the rooftops towards Yokecliffe.

Bedroom Three 6'9" x 7'6" (2.08 x 2.29)

This single bedroom, currently used as a study, has a window to the front aspect providing a similar view as from bedroom two.

Garage 10'0" x 20'6" + 6'2" x 10'7" (3.05 x 6.27 + 1.89 x 3.23)

Set beneath the bungalow and accessed via an

electric door to the front, this is a good sized garage with the benefit of both power and light. Adjacent to the Garage is the

Workshop 8'5" x 10'5" (2.57 x 3.20)

Also benefitting from power and light.

Outside & Parking

To the front of the property is a block paved driveway allowing parking for several vehicles and leading to the garage. There is a gravelled area and a lovely lawned area too and pathways lead around both sides to the rear garden. Flanked by hedges and borders the south-west facing garden is laid mainly to lawn and has flowering borders. There is also a patio seating area situated at the top of the garden.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2393.89 per annum.

The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

Directional Notes

From our office on Wirksworth St Johns St, proceed down the road in the direction of Derby. At the mini roundabout take a right turn onto Summer Lane and then take the first right onto Yokecliffe Drive. Yokecliffe Avenue is the next road on the left and Number 2 is the first property on the left hand side.







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 ₂) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(B1-91) A	71	(B1-91) A	88
(B1-91) B		(B1-91) B	
(B9-91) C		(B9-91) C	
(D5-91) D		(D5-91) D	
(D9-91) E		(D9-91) E	
(D1-91) F		(D1-91) F	
(I-20) G		(I-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	