



GRANT'S  
OF DERBYSHIRE

10 Baileycroft Mews, Wirksworth DE4 4FZ  
Offers In The Region Of £225,000



Located just a short stroll from Wirksworth Town Centre is this lovely end-terrace property, now available For Sale. With two double bedrooms, downstairs cloakroom, modern kitchen, bathroom and a light and spacious sitting room with french doors to the level, fully enclosed lawned garden. Private parking and lovely green views. The property benefits from wood double glazed windows throughout and gas central heating. With country walks from the end of the lane, yet close to schools and amenities. Viewing Highly Recommended. No Upward Chain.



## Ground Floor

From Baileycroft Mews a shared pathway leads to the part glazed front door which opens into the

### Entrance Hall 3'8" x 10'2" (1.12 x 3.10)

A welcoming and light space, lit by recessed spotlights and floored with beautiful encaustic tiles in shades of grey. There is a wall mounted thermostat, and doors lead off to the downstairs WC, kitchen, sitting room and under stairs store.

### Downstairs WC 2'11" x 6'2" (0.91 x 1.90)

Lit by inset spotlights and having a cream tiled floor, white toilet and washbasin.

### Kitchen 5'9" x 10'2" (1.77 x 3.10)

This light and practical kitchen has cream gloss units, wood effect laminate worktops with a large single bowl sink under the window. There is space and plumbing for a washing machine, gas cooker (with extractor hood over), and space for a full fridge freezer.

### Under Stairs Store 2'5" x 6'11" (0.76 x 2.12)

This is a useful storage space with light.

### Sitting Room 13'1" x 11'10" (4.00 x 3.63)

A light, spacious room with engineered oak flooring. The focal point of the room is the french doors which open onto the patio and garden and offer pleasant green views. There is a door to the entrance hall, and stairs lead up to the

## First Floor

Stairs from the sitting room lead up to the

### Landing 3'5" x 6'7" (1.05 x 2.02)

With a loft hatch, radiator and central heating thermostat, and doors off to the bedrooms and bathroom.

### Bedroom One 13'1" x 8'6" (4.00 x 2.61)

A rear facing room with views onto mature trees, and glimpses of fields and hills beyond. This bedroom offers plenty of light from the rear facing window.

### Bedroom Two 13'1" x 6'10" (4.01 x 2.10)

A front facing bedroom with modern sash window offering a pretty view of mature trees and grassy churchyard.

### Bathroom 5'10" x 6'2" (1.78 x 1.89)

Lit by inset spotlights, the family bathroom has a full white suite complemented by half tiled walls in neutral tones, and vinyl flooring. The bath has an electric shower

over with glass shower screen, and there is a chroma ladder style towel rail and extractor fan.

## Garden

To the rear of the house, accessed by french doors from the sitting room, is a fully enclosed rear garden with a small patio and shed. A gate at the rear leads to the parking area.

## Parking

Parking for one car.

## 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.

## Directions

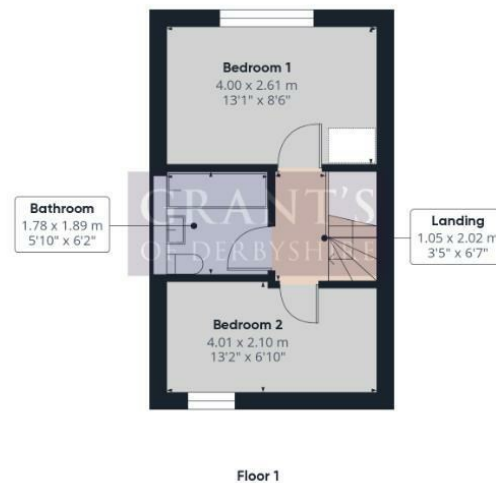
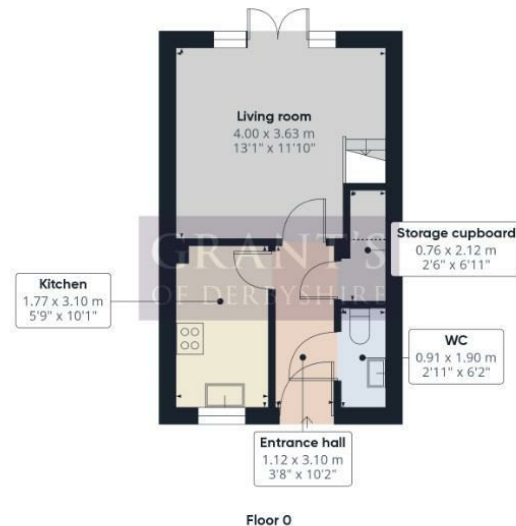
From our office in the centre of Wirksworth, head up Harrison Drive (B5023) towards Cromford. Turn right onto North End then turn immediately left by the Infant School onto Cemetery Lane. The property is towards the end of Cemetery Lane, on the right, and visitor parking is available at the rear.











Approximate total area<sup>(1)</sup>

50.4 m<sup>2</sup>  
542.51 ft<sup>2</sup>

Reduced headroom

0.65 m<sup>2</sup>  
6.97 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

