



## Bournebrook Avenue, Wirksworth, DE4 4BA

**£215,000**

This spacious 3 bedroom semi-detached house offers a great opportunity to modernise to create a wonderful family home. Located close to the town centre and with spectacular panoramic views of hilly countryside, the home has a large rear garden with elevated decking, off-road parking and spacious rooms throughout.

On the ground floor is an entrance porch with large brick-built storage unit, dining room, kitchen, hallway and sitting room. To the first floor are two double bedrooms, one single bedroom and a bathroom.

To the front is a driveway and lawned front garden. At the rear is a large elevated decking, with views over the extensive rear garden and views across to the verdant countryside opposite.

Wirksworth has just been named 'Best place to live in Derbyshire 2025' and is known as 'The Gem of the Peak'. There is a growing range of independent retailers, eateries, friendly pubs, the independent Northern Light Cinema and great schools, a leisure centre and the Hannage Brook medical centre. The High Peak Trail runs across the northern edge of the town with paved trails for walking and cycling off-road all the way up to Buxton. Carsington Water is close by and the attractions of the Peak District including Matlock, Bakewell, Chatsworth House and the UNESCO World Heritage village of Cromford are all within an easy drive.



## Front of the home

Located on a quiet and popular road near the centre of town and close to countryside, this home is of traditional brick and tile construction. There is a driveway on the left with parking for one vehicle and a lawn on the right. A privet hedge forms the left-hand boundary and a path and timber gate beside the home lead to the rear garden. Enter the home through a half-glazed uPVC door to the entrance porch.

## Entrance Porch

With a pitched tiled roof, the porch has a wall light and window on the right. A useful brick store on the left houses a modern Ideal Logic boiler.

## Dining Room

11'5" x 9'0" (3.5 x 2.75)

This spacious room has a high ceiling with light fitting, vinyl floor, radiator and full-height cupboard in the right corner with shelving. There is a wide uPVC west-facing window and open entrance to the kitchen, whilst a door leads through to the inner hallway. Several houses on this street have converted this room and kitchen to a large open-plan kitchen-diner. The fridge-freezer and dining table and chairs can be included in the sale.

## Kitchen

5'8" x 4'11" (1.75 x 1.5)

Requiring modernisation, the kitchen currently has a worktop, high-level cabinets and a stainless steel sink and drainer. There is a tall north-facing window and recessed ceiling spotlights. The oven can be included in the sale.

## Inner Hallway

Vinyl flooring flows through from the dining room. There are doors to the sitting room and out to the elevated terrace and rear garden. An under-stairs cupboard has a window and shelving.

## Sitting Room

11'5" x 11'5" (3.5 x 3.5)

This fantastic light and airy room has a wide bay which brings natural light flooding in and offers fantastic views over the rear garden to the countryside beyond. There is a coal-effect gas fire, radiator, ceiling light fitting, skirting boards and ceiling coving. The room is carpeted and has alcoves each side of the fireplace.

## Stairs to first floor landing

Carpeted stairs with banister and handrail on the left lead up to the landing. There is a window at the first floor level, a loft hatch and doors to bedrooms 1-3 and the bathroom.

## Bathroom

6'4" x 5'8" (1.95 x 1.75)

With a tiled floor, this room has a bath with shower over, a modern ceramic pedestal sink with chrome mixer tap and modern capsule WC with integral flush. The room also has a radiator, ceiling light fitting and frosted double-glazed window.

## Bedroom One

11'7" x 9'0" (3.55 x 2.75)

This double bedroom at the front of the home has a wide window and open aspect opposite, providing views to the tops of hills to the west. The room is carpeted and has a radiator, ceiling light fitting and full-height cupboard with shelving in the corner.

## Bedroom Two

11'5" x 10'0" (3.5 x 3.05)

This largest bedroom in the home is all about the views!! Panoramic east-facing views look over the long rear garden to the rising verdant hillside beyond. The Ecclesbourne Valley Railway runs immediately beyond the end of the garden and occasionally a steam train will coast slowly by - it's a wonderful sight too. This room is carpeted and has a radiator and ceiling light fitting.

## Bedroom Three

6'8" x 6'2" (2.05 x 1.9)

This single bedroom has a fitted bed frame and is carpeted with a radiator, ceiling light fitting and loft hatch. Once again, this room has similar views to those from Bedroom Two.

## Rear Garden

In a simply stunning setting, all we could hear when stood on the large elevated decking was birdsong. Accessed from the inner hallway and side gate, the decking has a timber fence surround. Steps on the left lead down to the lawned garden. A privet hedge forms the left-hand boundary and there is a timber fence on the right. The garden offers scope to transform and impressive neighbouring gardens provide some templates to inspire.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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