



## Adam Bede Crescent, Wirksworth, DE4 4BE

This home has been significantly extended (more than doubled in size) and modernised to an exceptional standard. With a new garage and driveway parking for 3 vehicles, the extensive list of upgrades includes a new kitchen-diner, new bathrooms, full rewire, upgraded plumbing, new flooring throughout, a landscaped garden, underfloor heating and a full redecoration.

Located on a crescent and with wonderful 180-degree views of the hilly countryside to the south of Wirksworth, this wonderful family home has a tarmac driveway with space for three vehicles to park in front of the home and garage. On the ground floor, the sleek entrance hallway leads through to the sitting room, kitchen-diner family room and on through to the utility room, ground floor WC and an internal door to the garage. To the first floor are three double bedrooms and a shower room. The magnificent master suite on the top floor includes a huge en-suite bathroom. At the rear, the south-facing garden includes a dining patio, lawn, safe children's play area, seating area and a large garden room suitable for being a bar/games room, home office and additional storage space. Beyond is an elevated terrace and seating area overlooking the babbling brook and across to woodland.

We adore Wirksworth, which has been named by The Sunday Times as 'the best place to live in Derbyshire'. It has a thriving town centre with a range of independent shops, cafes, cinema, steam railway and great pubs. The schools in the town are all within walking distance. There are walks aplenty in all directions including up on the High Peak Trail that traverses the northern end of the town. Carsington Water, Chatsworth House and the market towns of Matlock, Ashbourne, Bakewell and Buxton are all within easy reach.

- Living space doubled in size and modernised to an exceptional standard
- Landscaped garden with panoramic views to hilly countryside
- Garage and driveway parking for 4 vehicles in total
- Walking distance to town, schools and countryside walks
- Two new bathrooms, new WC and utility room
- Garden room with bar, store room and access to stream
- New flooring and stylish redecoration throughout
- New kitchen/diner and family room
- Council Tax band B
- Fully rewired and new plumbing

**£450,000**

# Adam Bede Crescent, , Wirksworth, DE4 4BE

## Front of the home

An impressive first impression with the wide tarmac driveway providing space for three vehicles to park. The driveway is bordered by brick walls on each side. There is a garage attached to the left of the home, a wall-mounted light to the left of the front door and a wall-mounted letterbox to the right. Over the front door is a canopy. Enter the home through a part-glazed composite front door with chrome handle and knocker, with full-height glazed panels each side.

## Entrance Hallway

This stunning entrance is indicative of the style and quality throughout. The porcelain tiled floor flows seamlessly to the kitchen/diner/family room. The hallway has a high ceiling with recessed spotlights, a heritage-style radiator and a staircase on the right with a light oak and glass balustrade. There is an under-stairs cupboard and Mexicana doors with chrome handles to the sitting room and kitchen-diner.

## Sitting Room

12'1" x 11'5" (3.7 x 3.5)

A light and airy room with an open aspect to the front, this is an elegant sitting room with wood panelled walls. A cast iron wood burner is set within the stone fireplace. The room includes light oak laminate flooring, recessed ceiling spotlights, wall lights, a radiator and fitted blinds.

## Kitchen-Diner and Family Room

27'4" x 18'0" (8.35 x 5.5)

This spectacular large room has been substantially extended and modernised. The heart of the home, it has a porcelain tiled floor, recessed ceiling spotlights, underfloor heating and three ceiling light fittings over the breakfast bar. Entering from the entrance hallway, the sleek modern fitted kitchen extends left and right. On the right is a long quartz worktop with a range of low level cabinets, dresser and wine cooler, which is included in the sale.

On the left, the full-height fitted cupboards include an integrated fridge freezer, oven, microwave and warming tray. Opposite, the large peninsula has space for three stools at the breakfast bar. This spacious quartz worktop has an integral four-ring induction hob and Belfast sink with chrome mixer tap. Below are several cabinets and pan drawers as well as an integral dishwasher. A Mexicana door here opens to the utility.

The dining and family room area has plenty of room for a 6-8 seater dining table, sofas and additional furniture. Two windows - one full height - at the side of the room and full-width sliding doors and windows out to the garden bring lots of natural light flooding in.

## Utility Room

7'10" x 5'2" (2.4 x 1.6)

This L-shaped room has a porcelain tiled floor, worktop and cabinets with space and plumbing for a washing machine and tumble dryer. A high panel provides access to the boiler. The room has a Velux window, recessed ceiling spotlights and a fully-glazed door to the rear garden. Mexicana doors lead into the garage and WC.

## WC

4'7" x 2'11" (1.4 x 0.9)

The useful ground floor WC has a porcelain tiled floor, window, recessed ceiling spotlight, underfloor heating and a panel to access the heating controls. The WC has an integral flush and the ceramic wall-mounted sink has a chrome mixer tap.

## Garage

11'7" x 7'10" (3.55 x 2.4)

One of the poshest garages we've ever seen! It has a porcelain tiled floor with underfloor heating, high fitted cabinets, a Velux window, recessed ceiling spotlights and a Hormann remote control up-and-over door out to the driveway.

## Stairs to first floor landing

Carpeted stairs with an oak and glass balustrade on the left lead up to the galleried landing. This extended hallway has recessed ceiling spotlights, space on the right for wardrobes and a window at the far end. Matching Mexicana doors with chrome handles lead into three double bedrooms and the shower room.



### Bedroom One

15'7" x 10'0" (4.75 x 3.05)

The wide south facing window has views over the rear garden to the hilly woodland beyond. This carpeted bedroom has a radiator, recessed ceiling spotlights and lots of space for a double bed and furniture.

### Shower Room

10'11" x 4'11" (3.35 x 1.5)

The stylish modern shower room has a porcelain tiled floor, recessed ceiling spotlights, extractor fan, frosted double glazed window and black heated towel rail. The walk-in shower has a reinforced glass screen, pivoting black monsoon shower head, separate hand-held attachment and recessed alcove for toiletries. The black vanity unit has a capsule WC and a ceramic sink with black mixer tap and touch-activated backlit mirror above.

### Bedroom Two

11'3" x 10'9" (3.45 x 3.3)

This good-sized double bedroom has oak-effect laminate flooring, wood panelled walls, a radiator, recessed ceiling spotlights and a high level window.

### Bedroom Three

12'1" x 11'5" (3.7 x 3.5)

A large double bedroom at the front of the home, the room has oak-effect laminate flooring, a radiator, recessed ceiling spotlights and two wall lights. there is plenty of room for a bed and furniture.

### Master Bedroom

20'8" x 17'0" (6.3 x 5.2)

From the first floor landing, ascend carpeted stairs with an oak and glass banister on the left and a Mexicana door into the bedroom. The large L-shaped carpeted room has three Velux windows, recessed ceiling spotlights, loft hatch, radiator and ample eaves storage. An open entrance leads through to the en-suite bathroom.

### En-Suite Bathroom

14'3" x 10'0" (4.35 x 3.05)

The focal point is the huge standalone bath which has a floor-mounted black mixer tap and separate hand-held attachment. This stunning bathroom has a porcelain tiled floor, recessed ceiling spotlights, four Velux windows and extractor fan. The vanity unit on the right has a ceramic bowl sink with black mixer tap and the ceramic WC on the left has an integral flush.

### Rear Garden

The splendid family-friendly south facing garden has a dining patio, safe play area, stream, hot tub and substantial garden room. The large L-shaped dining patio has flagstone paving and is accessed from the kitchen-diner and utility room. There is plenty of space for seating, dining and outdoor storage. Steps lead gently down to the lawn where there is a large play area on the right. All equipment, including slide, swings and trampoline are all included with the sale.

Towards the bottom of the garden is a large sheltered gravel seating area with raised flower bed. To the right of the garden room is a door to a storage shed and on the external wall is an outside tap and lighting.

### Garden Room

23'7" x 14'3" and 13'9" x 11'5" (7.2 x 4.35 and 4.2 x 3.5 )

The garden room is a large versatile two-room space. The main room is currently set up as a large bar and games room with lighting, power points, wall-mounted electric fire, recessed spotlights and several ceiling light fittings. A door on the right opens to a large storage room with power points and two windows.

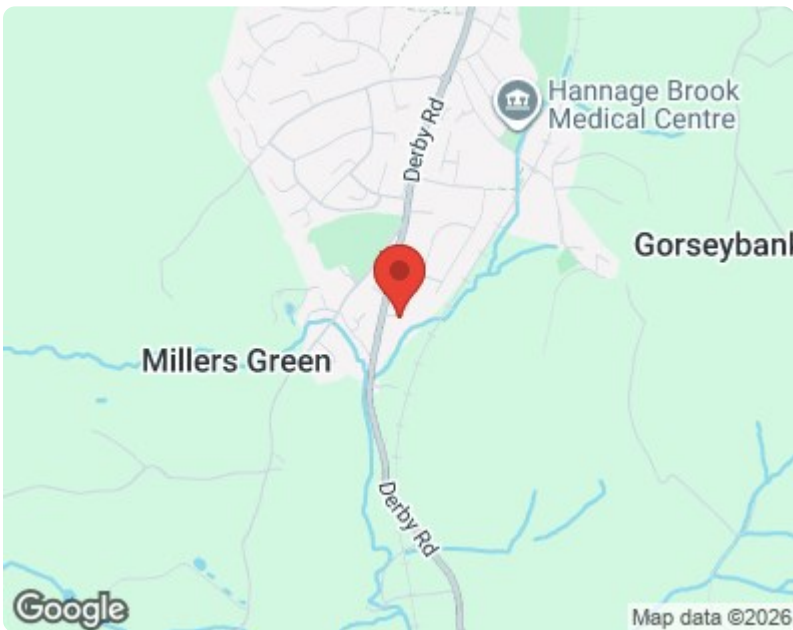
A fully glazed door at the rear leads to an elevated private gravelled seating area and picket fence overlooking the babbling stream and woodland on the opposite bank. It's a heavenly peaceful sanctuary.



17 Adam Bede Crescent  
Approximate Gross Internal Area  
230 Sq M / 2476 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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