



## King Edward Street, Wirksworth Matlock, DE4 4FE

With off-road parking, a large south-facing garden with spacious dining patio and with countryside views, this family home is located within walking distance of schools and the town centre. Situated towards the end of a cul-de-sac on the edge of the town, the home has uPVC double glazing and the greenhouse and shed are included in the sale.

On the ground floor, the entrance lobby leads through to the sitting room, kitchen-diner and a useful ground floor WC beside the rear lobby entrance. To the first floor are three bedrooms and the family bathroom.

At the front of the home, the driveway has parking for one vehicle and we love the extensive rear garden which is south-facing and includes a large dining patio, long lawn, greenhouse and shed.

Wirksworth is known as The Gem of the Peak and in 2025 was named by The Sunday Times as the 'Best place to live in Derbyshire'. It is a thriving market town with a big focus on the arts. Within a fifteen minute walk of this home are the Northern Light Cinema plus a range of quality eateries, friendly pubs and independent shops. Also within a ten minute walk is the Ecclesbourne Valley Railway, with regular weekend steam and heritage diesel services. There are walks and cycling trails aplenty, plus Carsington Water, Chatsworth House and the bustling market towns of Matlock, Bakewell, Ashbourne, Buxton and Belper all within easy reach.

- Well-presented 3 bedroom family home
- Located towards end of cul-de-sac
- Views to woodland and open countryside
- Driveway parking
- South-facing rear garden with elevated dining patio
- Greenhouse and shed included
- Council Tax band B
- Walking distance to town centre and schools
- Close to countryside walks
- Wirksworth named Sunday Times 'Best place to live in Derbyshire'

**£225,000**

# King Edward Street, Wirksworth, Matlock, DE4 4FE

## Front of the home

Double decorative iron gates with a box hedge each side open onto the driveway, with space for one vehicle to park. To the right is a gravel bed with space for planters and, beyond, a well-maintained flower bed and fir tree. On the left is a timber fence and path round the side of the home to the rear garden.

## Entrance Lobby

Enter the home through the part-glazed front door with brass handle and letterbox. This area is carpeted and has a radiator and ceiling light fitting. Stairs in front lead up to the first floor and a glass-panelled wooden door on the right opens into the sitting room.

## Sitting Room

14'1" x 12'3" (4.3 x 3.75)

The cosy and spacious sitting room is carpeted and has a north-facing window out to the front garden. The room has a radiator, wall lights, ceiling light fitting and space for flexible room layouts. The gas fire has a marble hearth and surround with wooden mantelpiece. A glass-panelled wooden door leads through to the kitchen-diner.

## Kitchen-Diner

17'6" x 7'6" (5.35 x 2.3)

With a linoleum floor, there is space for a four-seater dining table on the right beside a radiator. The wide kitchen has a long worktop with tiled splashbacks and lots of space for small appliances and food preparation. At the left-hand end is space and plumbing for a washing machine and then, below one of the south-facing windows, a 1.5 stainless steel sink and drainer with chrome mixer tap. To the right is a four-ring gas hob with electric oven below and extractor fan above. A larger south-facing window looks out over the rear garden to woodland beyond.

The fitted kitchen has a high number of country-style cabinets high and low, including an integral refrigerator, drawers and two glass-fronted cabinets. The room also includes a strip light overhead and a door to the rear lobby.

## Rear Lobby

With a linoleum floor, there are doors to the kitchen-diner and ground floor WC. A half-glazed composite door leads to the side of the house, where the path goes to the front and rear gardens.

## WC

This useful ground floor WC has a laminate floor, window, wall light and ceramic WC with cistern. There is space here to hang coats and store boots if you enter the home through the rear lobby.

## Stairs to first floor landing

Carpeted stairs with a handrail on both sides lead to the landing, with a window on the left. The L-shaped landing has a ceiling light fitting and loft hatch overhead. Matching doors with brass handles lead into the bathroom and two of the bedrooms. A space-saving pocket sliding door leads into Bedroom One on the left.

## Bedroom One

9'0" x 7'6" (2.74m x 2.29m)

At the rear of the home, this room is currently used as a mixed home office and dressing room. It is carpeted and has a radiator, ceiling light fitting and views over the rear garden to the woodland beyond.

## Bedroom Two

10'7" x 8'2" (3.25 x 2.5)

This double bedroom at the rear is currently a single bedroom with lots of wardrobes. Also having wonderful south-facing views, this carpeted room has a radiator and ceiling light fitting.

## Bedroom Three

11'5" x 9'2" (3.5 x 2.8)

The largest bedroom is located at the front of the home and has space for a double bed and furniture. This carpeted room has uninterrupted views across to Bolehill to the north and has a radiator and ceiling light fitting.



## Bathroom

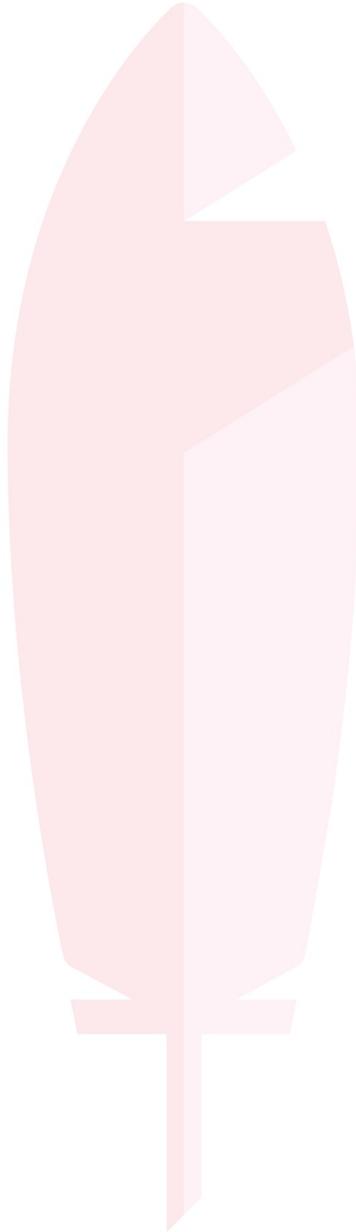
9'4" x 5'10" (2.85 x 1.8)

The bathroom has laminate flooring, a radiator, ceiling light fitting and large over-stairs cupboard with shelving. The bath has a chrome mixer tap, tiled surround, pivoting glass screen and electric Mira Sport shower over. There is a ceramic Ideal Standard pedestal sink with chrome mixer tap, ceramic WC, frosted double-glazed window and extractor fan.

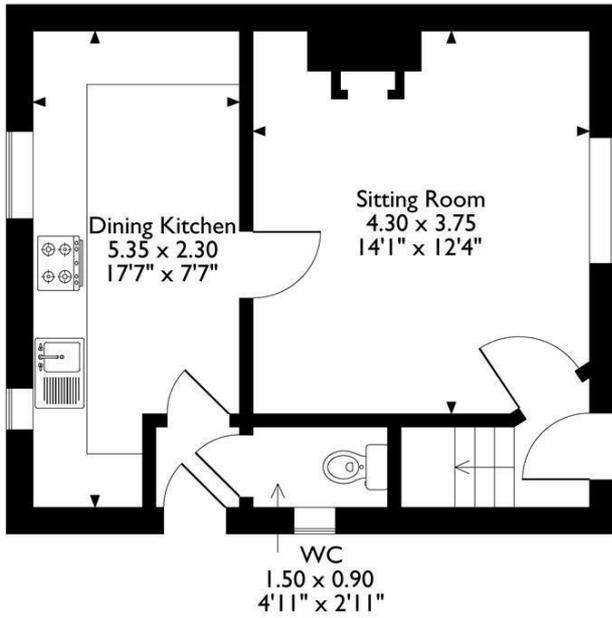
## Rear Garden

Accessed via the side of the house, you alight upon the large dining patio, with plenty of space for seating, dining and outdoor storage. A low timber picket fence with gate on the left lead down to the lawn and path, which gently slope downwards. At the bottom of the garden are a shed and greenhouse. The garden has wonderful far reaching views westwards over the town and southwards to the woodland immediately beyond the garden.

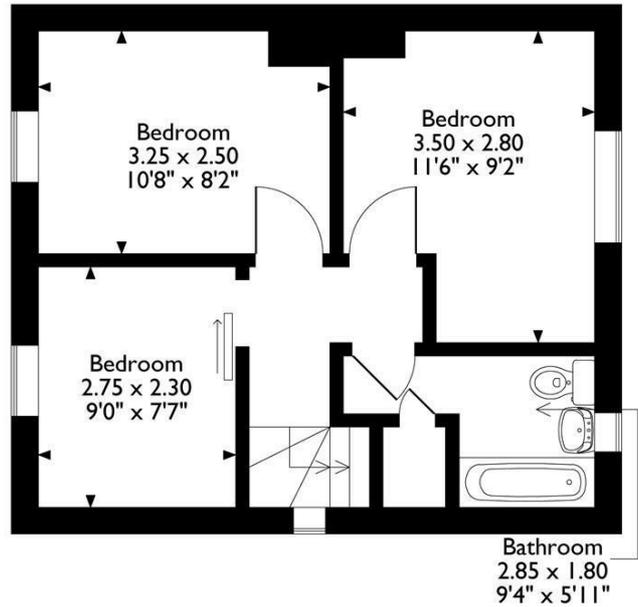
N.B. New EPC pending



14 King Edward Street  
 Approximate Gross Internal Area  
 66 Sq M / 710 Sq Ft



**Ground Floor**



**First Floor**

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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