



## Meerbrook Drive, Wirksworth, DE4 4JE

**NO UPWARD CHAIN.** In immaculate condition and recently redecorated, this home has a driveway for two vehicles, easy-maintenance rear garden and is within walking distance to schools and the town centre. With an EV charging point, spacious kitchen-diner with separate utility room, three bedrooms (one en-suite), bathroom and ground floor WC, it's a wonderful family home.

On the ground floor, the entrance lobby leads into a ground floor WC and living room, then on through to the roomy kitchen-diner and utility room. To the first floor are three bedrooms (one en-suite) and bathroom. The rear garden is adjacent to the Ecclesbourne Valley steam railway, with occasional steam trains pootling past - a wonderful sight - and has a patio and astroturf, so is easy to maintain.

This home is within a ten minute walk of the High Peak Trail and National Stone Centre, with off-road walking and cycling routes to Cromford and all the way north to Buxton. The town's schools are all within walking distance too.

Wirksworth is known as the Gem of the Peak and has a lovely atmosphere, with the annual Arts Festival showcasing the artistic, collaborative feel of the town. There are a wealth of independent retailers, cafes and pubs, great schools, a leisure centre, medical centre, the Ecclesbourne Valley steam railway and High Peak Trail. Nearby are Carsington Water, Matlock and Belper and - further afield - Chatsworth House, Ashbourne and Bakewell.

- **\*\*NO UPWARD CHAIN\*\***
- Driveway with parking for two vehicles side-by-side
- Council Tax band C
- Energy-efficient and EV charging point - EPC rating B
- Pristine 3 bedroom home towards end of quiet cul-de-sac
- Two bathrooms and ground floor WC
- Large kitchen-diner and separate utility room
- Easy-maintenance rear garden with astroturf lawn
- Walking distance to school and flat walk to town centre
- Wirksworth named Sunday Times 'Best place to live in Derbyshire'

**£319,000**

## Meerbrook Drive, , Wirksworth, DE4 4JE

### Front of the home

This attractive end-terrace home is of brick and tile construction with uPVC windows. The wide block paved driveway has space for two vehicles to park side-by-side. There is also a wall-mounted Vorsprung EV charging point. Bordering the driveway is a low wall on the right and a path on the left leading to the rear garden. Beside the canopy porch is an outside light. Enter the home through the composite front door with chrome letterbox, handle and knocker.

### Entrance Lobby

With a useful barrier mat to kick off boots after a hearty local walk, the entrance lobby has a ceiling light fitting, tall east-facing window and radiator. Matching white panelled doors with chrome handles lead into the ground floor WC and living room.

### WC

This room has oak-effect laminate flooring and a ceramic WC with integral flush. There is a ceramic pedestal sink with chrome mixer tap, radiator, ceiling light fitting and extractor fan.

### Living Room

15'8" x 12'10" (4.79 x 3.93)

Like all rooms, the carpets have been professionally cleaned ahead of this sale. The wide window brings lots of light flooding in and this room has two radiators, two ceiling light fittings and plenty of space for furniture. There are stairs to the first floor and a door through to the kitchen-diner.

### Kitchen-Diner

12'3" x 11'5" (3.75 x 3.48)

The sleek modern kitchen has a porcelain tiled floor and glossy fitted kitchen cabinets. There is plenty of space on the right for a six-seater dining table, with ceiling light fitting above and a radiator. On the left, the large fitted kitchen includes a wide U-shaped granite worktop, with integral five-ring gas hob with brushed chrome extractor fan above. At the left-hand end is a fitted full-height Zanussi fridge freezer, then a chest-height Zanussi electric oven.

There are a large number of high and low level cabinets, including deep pan drawers. The integral stainless steel 1.5 sink with swan neck chrome mixer is set beneath a window looking out to the rear garden and trees beyond. Below the worktop is an integral Caple dishwasher.

The kitchen includes recessed ceiling spotlights, fitted blinds, downlighters beneath the high-level cabinets and doors to the utility room and rear garden.

### Utility Room

5'10" x 5'3" (1.78 x 1.62)

The porcelain tiled floor flows seamlessly through from the kitchen. The worktop includes an integral stainless steel sink and drainer with chrome mixer tap. Below is a cabinet and space and plumbing for a washing machine and tumble dryer. The room also includes a radiator, extractor fan vent and recessed ceiling spotlights.

### Stairs to first floor landing

From the living room, carpeted stairs with a banister on the right curve up to the galleried first floor landing. There is a radiator, ceiling light fitting, loft hatch and large over-stairs storage cupboard. Matching white panelled doors lead into the bathroom and three bedrooms.

### Bathroom

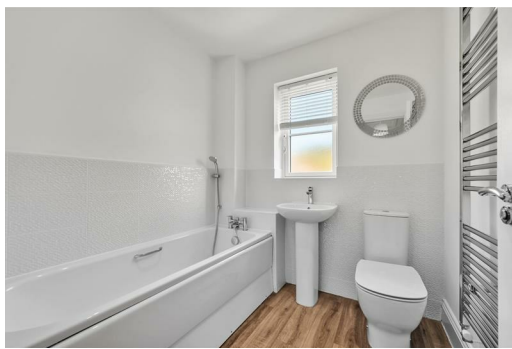
6'8" x 6'5" (2.04 x 1.96)

The stylish bathroom has mosaic white tiled walls and oak-effect laminate flooring. The bath has a chrome mixer tap and shower attachment, whilst the ceramic WC has an integral flush. There is a ceramic Ideal Standard pedestal sink with chrome mixer tap, frosted double-glazed window with fitted blinds, extractor fan, chrome vertical heated towel rail and recessed ceiling spotlights.

### Bedroom One

10'0" x 7'8" (3.05 x 2.36)

With wonderful uninterrupted views across to Bolehill, this large double bedroom at the front of the home is carpeted and has a radiator and ceiling light fitting. The double full-height fitted wardrobe has mirrored doors and there is a door into the en-suite shower room.



### Bedroom One en-suite

7'1" x 5'8" (2.18 x 1.75)

The cubicle on the right has folding glass doors, a mosaic tiled surround and houses a mains-fed shower. The ceramic Ideal Standard sink has a chrome mixer tap and there is a ceramic WC with integral flush. The room also includes a radiator, oak-effect laminate flooring, tall frosted double-glazed window, shaver point, extractor fan and recessed ceiling spotlights.

### Bedroom Two

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

This double bedroom at the rear of the home has views over the rear garden to the steam railway track beyond. This part of the track is rarely used but is a great treat to see when the steam trains occasionally trundle by. The room is carpeted and has a radiator, ceiling light fitting and wide west-facing window.

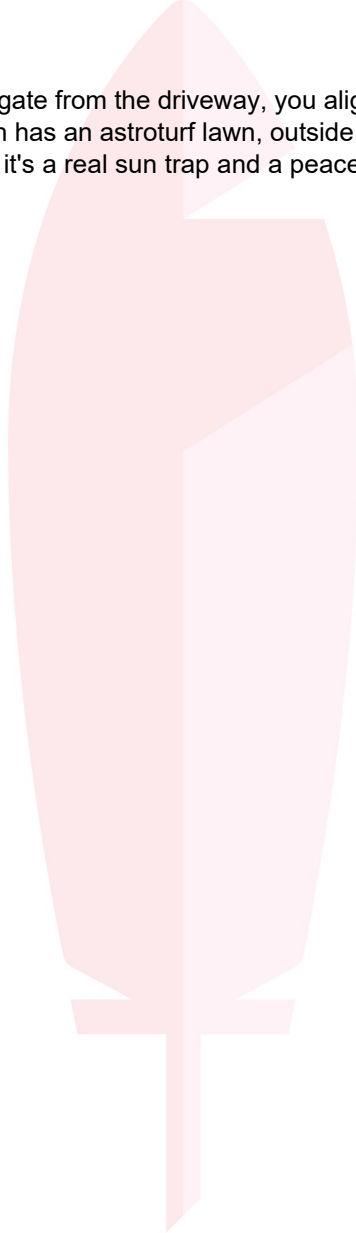
### Bedroom Three

11'0" x 6'7" (3.36 x 2.02)

This carpeted single bedroom at the rear could also be a home office or nursery. It has similar views to Bedroom Two and has a radiator and ceiling light fitting.

### Rear Garden

Accessed from the kitchen-diner and via the side gate from the driveway, you alight upon the wide patio, with plenty of space for seating and dining. The easy-maintenance garden has an astroturf lawn, outside tap and outside light. There are timber fences to three sides and because it faces south and west, it's a real sun trap and a peaceful sanctuary towards the end of this quiet cul-de-sac.





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		
England & Wales	EU Directive 2002/91/EC	

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET  
TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP  
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315