BRICKS + MORTAR



Yokecliffe Hill,
Wirksworth, DE4 4PE

Occupying an elevated position, with breathtaking panoramic views to hilly countryside, this spacious bungalow has a driveway, integral garage, sun room and pretty well-tended gardens. Located on a quiet cul-de-sac on the popular Yokecliffe estate, the home is within walking distance of the town centre, schools, leisure centre and countryside walks. It's a peaceful yet well-connected home in a friendly neighbourhood. The home has an impressive EPC rating of C.

The entrance porch opens into the hallway, with doors off to the lounge-diner, kitchen (and through to the sun room), bathroom and three bedrooms.

The integral garage is below these rooms, with a block-paved driveway in front having space to park 2-3 vehicles.

A big selling point of this home is the close proximity to local shops, services and countryside walks. The town centre, schools, leisure centre and Hannage Brook medical centre are all within a 10 minute walk. Wirksworth is known as The Gem of the Peak and is a thriving market town with a big focus on the arts. The Northern Light Cinema and annual arts festival are complemented by a range of quality eateries, friendly pubs and independent shops. 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.

- Large 3 bedroom bungalow with spacious rooms
- Elevated position with panoramic countryside views
- Located on quiet cul-de-sac within walking distance of town centre
- Well-maintained front garden with cypress trees
- Rear garden with shed and dining patio
- Spectacular lounge-diner with wonderful views
- EPC Rated C
- Close to schools and parks
- Driveway and integral garage

£355,000

Yokecliffe Hill, , Wirksworth, DE4 4PE

Front of the home
The block paved driveway has space to park 2, perhaps 3, vehicles on in front of the integral garage. A path and steps from here both meander up to the entrance porch, with a neat lawn and three well-maintained tall cypress bushes on the right. There are also paths on both sides to the rear garden - with a small lawn to the left of the garage.

Entrance Porch
With a tiled floor and big windows showcasing the views, this is a handy space to kick off boots. There is a light on the right hand wall and a letterbox. The panelled part-glazed door leads into the entrance hallway.

Hallway
In the heart of the home, the carpeted hallway has a radiator, ceiling light fitting and space for a bureau. Matching white panelled doors lead into the lounge-diner, kitchen (and through to sun room), the three bedrooms and bathroom. There is also a cupboard housing the recently-installed Ideal boiler and, overhead, a loft hatch. The loft is partially boarded and has a pull-down ladder, power point, lighting and additional insulation.

Lounge-Diner
18'10" x 18'6" (5.75 x 5.66)
This splendid dual aspect room has tremendous views through the wide south facing bay window over rooftops to the verdant hilly countryside. The window opposite looks out to the rear garden. This large L-shaped room is carpeted and has three ceiling light fittings, two radiators and a gas fire set upon a marble hearth, with stone surround. There is lots of space for a dining table and lounge furniture. A serving hatch is connected to the adjacent kitchen.

Kitchen
11'10" x 7'11" (3.63 x 2.43)
The kitchen has lots of storage and worktop space. To the right the long U-shaped worktop has plenty of space for small appliances and food preparation. With high and low level cabinets, there is space and a supply for a gas oven. Below the window looking out to the sun room and garden is a stainless steel sink and drainer with chrome mixer tap. On the left, another worktop has more cabinets high and low, including a full-height cabinet on the left, suitable for an ironing board and vacuum cleaner. There is room on the right for a fridge-freezer. The kitchen has laminate flooring, a ceiling light fitting and glazed wooden door to the sun room.

Sun Room
13'10" x 5'7" (4.22 x 1.71)
This lovely room at the rear of the home has wide sliding patio doors to the rear garden and lots of windows and two wall lights - it is a bright and airy space. The room has a tiled floor and a worktop on the left, with space and plumbing for a washing machine and tumble dryer. There is plenty of space to the right for seating.

Bedroom One
11'7" x 10'9" (3.55 x 3.29)
At the rear of the home with a view of the rear garden, this double bedroom has a full-height fitted mirrored double wardrobe. The room is carpeted and has a radiator, ceiling light fitting and plenty of space for a bed and additional furniture.

Bedroom Two
9'8" x 9'2" (2.95 x 2.8)
With tremendous south facing view, this spacious double at the front of the home is carpeted and has a radiator and ceiling light fitting. There is space for wardrobes and additional furniture.

Bathroom
7'2" x 6'5" (2.2 x 1.96)
The bathroom has modern herringbone oak vinyl flooring and Roca bathware. The wide vanity unit has a ceramic WC and ceramic sink with chrome mixer tap. The bath has an electric shower over, tiled surround and pivoting glass screen. The room also includes a wall-mounted mirrored cabinet, frosted double glazed window, ceiling light fitting, extractor fan and radiator. The bottom half of the walls are tiled.







Bedroom Three

11'6" x 7'10" (3.52 x 2.39)

Currently used as a combined home office and music room, this could also be a single bedroom or nursery. From here, you have views over rooftops and the carpeted room has a radiator and ceiling light fitting.

Rear Garden

The lovingly-tended garden has patio areas at each end - perfect for morning coffee at the right (eastern) end and evening drinks to the left. Four steps lead up to the lawned garden with gravel borders and a range of flower beds, with a range of colourful bushes and trees. The timber shed in the top-left corner is included. This is a pretty and tranquil spot in which to relax and potter.

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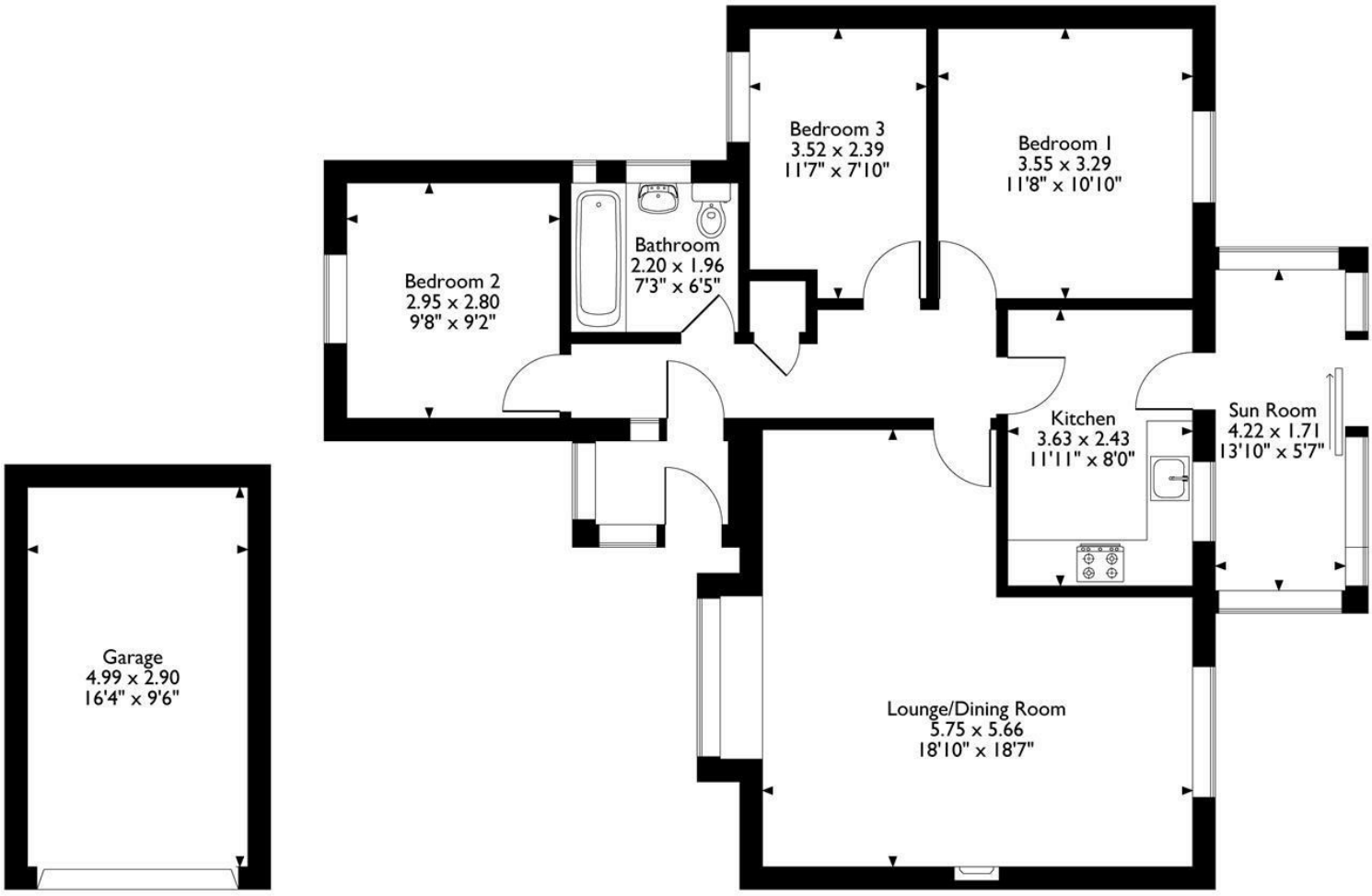
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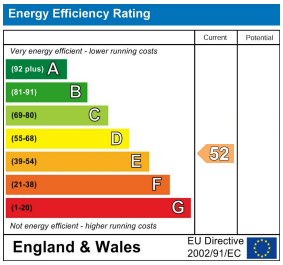


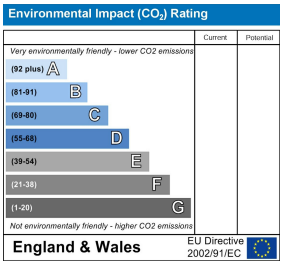
29 Yokecliffe Hill
Approximate Gross Internal Area
107 Sq M / 1152 Sq Ft



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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