BRICKS + MORTAR

Nursery Croft,
Wirksworth, DE4 4DG

With no upward chain, this spacious bungalow occupies a large corner plot on a pleasant, quiet cul-de-sac. The home has a large driveway with space for 5 vehicles to park, well-stocked front and rear gardens, three reception rooms and three double bedrooms.

The entrance hallway has doors off to the dining room (and on to the kitchen, sitting room and conservatory), utility room, shower room, study and three bedrooms.

Nursery Croft is located at the southern end of Wirksworth, yet still within a 10-15 minute walk of the town centre, schools, leisure centre and Hannage Brook medical centre.

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 - including on the nearby High Peak Trail which runs across the top of Wirksworth - plus Carsington Water, Chatsworth House and the bustling market towns of Matlock, Bakewell, Ashbourne, Buxton and Belper all within easy reach.

- NO UPWARD CHAIN
- Vacant Possession
- Detached bungalow on large corner plot
- Driveway parking for 5 vehicles
- Quiet cul-de-sac
- Well-stocked front and rear gardens
- Modern shower room
- Three double bedrooms and separate study
- Kitchen, utility, dining room, sitting room and conservatory
- Wirksworth named Sunday Times 'Best place to live in Derbyshire'

£300,000

Nursery Croft, , Wirksworth, DE4 4DG

Front of the home
A timber picket fence forms the front boundary, with a large driveway on the left providing space for five vehicles to park comfortably. Two separate entrances into the front garden lead to paths winding between well-stocked gravel and flower beds to the front door. The garden includes a range of plants, bushes and trees including cypresses and a Japanese flowering cherry tree. Enter the home through a part-glazed wooden front door with brass handle and a wall-mounted light on the right.

Entrance Hallway
The roomy L-shaped hallway has a radiator, ceiling light fitting and loft hatch. Matching white panelled doors open into the dining room (and on through to the kitchen, sitting room and conservatory), utility room, shower room, three double bedrooms and study area.

Dining Room
11'9" x 8'3" (3.6 x 2.53)
With laminate flooring, radiator, window and ceiling light fitting, there is space for a 4-6 seater dining table. There is a door to the kitchen and glazed double doors to the sitting room.

Kitchen
8'9" x 8'6" (2.67 x 2.6)
The kitchen has a window, laminate flooring, radiator, ceiling light fitting and part-tiled walls. On the left is a full-height cupboard and worktop with high and low level fitted cabinets, including a glass display case. There is space under the counter for a refrigerator. On the right, the cooker with gas hob is included in the sale. There is an extractor fan, worktop with cabinets below and a large ceramic 1.5 sink and drainer with chrome mixer tap.

Sitting Room
16'10" x 12'7" (5.15 x 3.85)
This spacious dual aspect room has a wide south facing window and double patio doors to the conservatory. The carpeted room has two radiators, a ceiling light fitting and dado rail. A gas fire is set within a marble surround and hearth with pine mantelpiece. There is plenty of room for flexible furniture layouts.

Conservatory
11'5" x 9'0" (3.5 x 2.75)
Glazing on three sides offers views to the rear garden. The carpeted conservatory has a wall-mounted electric heater, two wall lights and double patio doors to the rear garden.

Utility-WC
6'4" x 5'4" (1.95 x 1.65)
The useful utility room has a tiled floor, ceramic WC, ceramic sink with chrome mixer tap and a Worcester boiler. There is space and plumbing for a washing machine and a fridge-freezer. The room also includes a ceiling light fitting, patterned double glazed window and radiator.

Shower Room
7'4" x 6'0" (2.25 x 1.85)
The walk-in shower was fitted recently and has barely been used. It houses a Mira electric shower and has a reinforced glass screen and easy-clean wall panels. The room has a ceramic pedestal sink with chrome mixer tap, ceramic WC, vinyl floor, heated towel rail and wall-mounted mirrored cabinet. There is also a patterned double glazed window, recessed ceiling spotlights and floor-to-ceiling tiled walls.

Bedroom One
9'10" x 9'10" (3 x 3)
Looking out to the rear garden, this double bedroom has laminate flooring, a radiator and ceiling light fitting.

Study
8'10" x 6'0" (2.7 x 1.85)
This would also make a great dressing room area. The room is carpeted and has a Dimplex electric heater and ceiling light fitting.

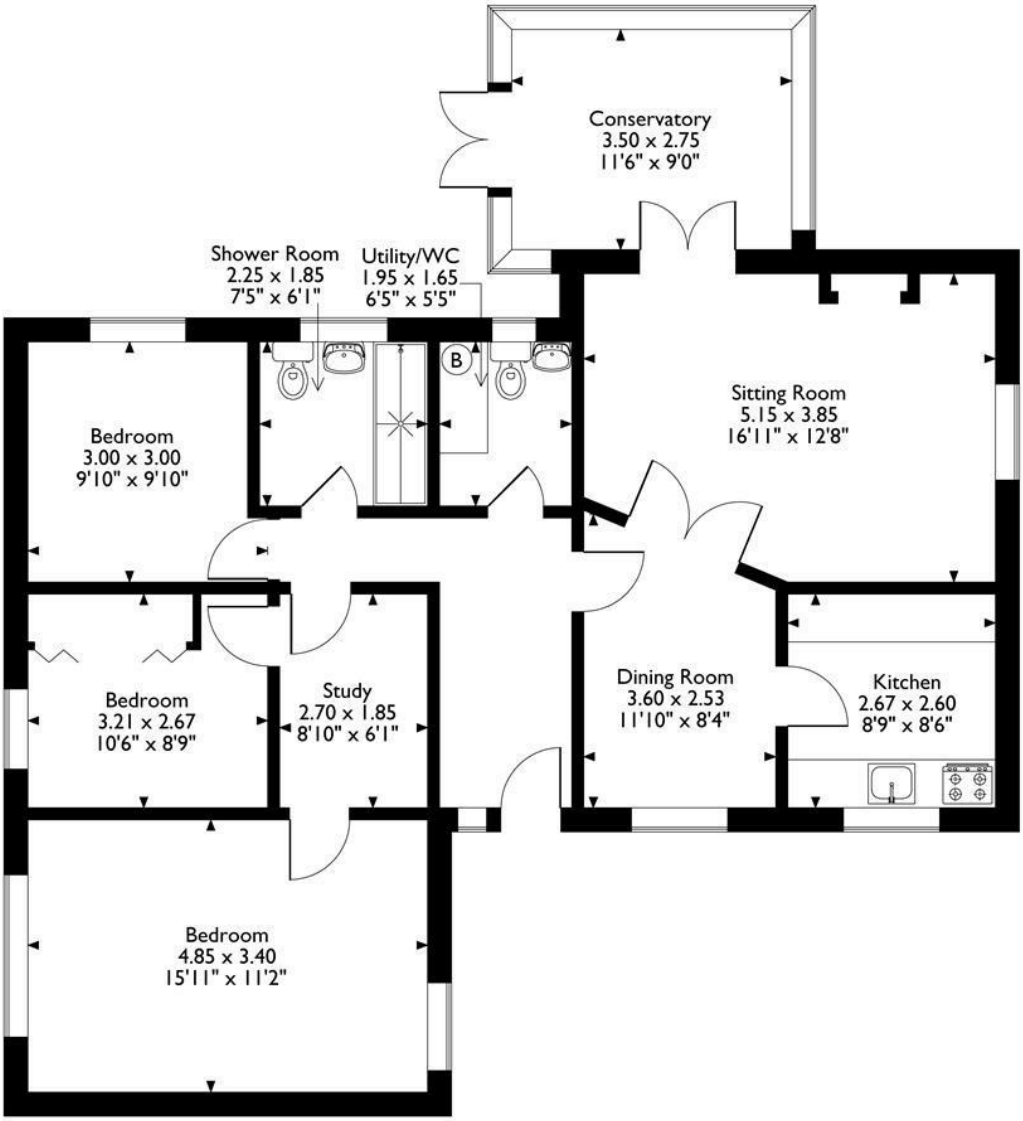
Bedroom Two
10'6" x 8'9" (3.21 x 2.67)
With triple fitted wardrobes on the right, this double bedroom is carpeted and has a radiator and ceiling light fitting.

Bedroom Three
15'10" x 11'1" (4.85 x 3.4)
The largest double bedroom is dual aspect and has lots of room for a double or king size bed and furniture. It is carpeted and has a ceiling light fitting and radiator.

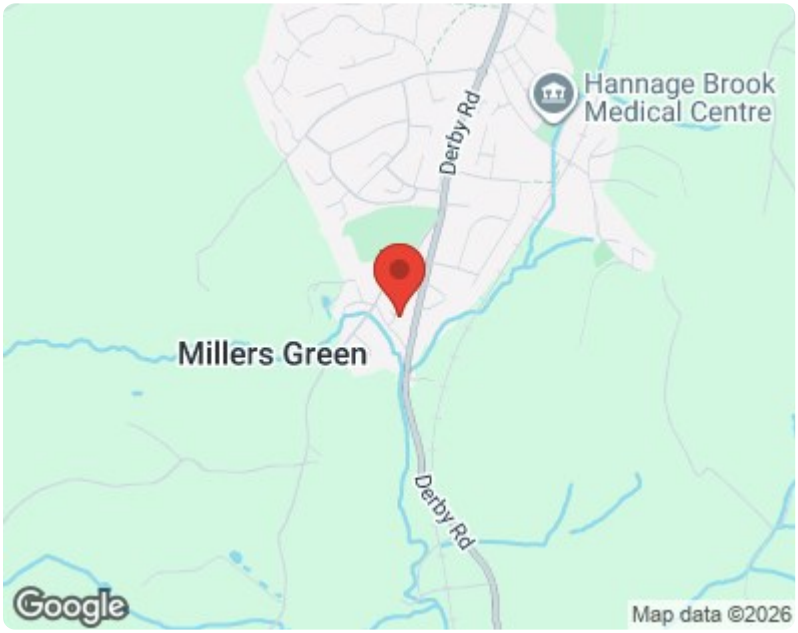
Rear Garden
Accessed from the conservatory and via paths from each side of the garden. The decked area beside the conservatory has plenty of room for seating and dining - and overlooks the triangular lawn, with flower bed borders. The garden has a timber shed, timber fence boundaries and on the exterior wall of the bungalow there is a wall-mounted power point, outside light and outside tap. It is a peaceful and serene garden in which to relax awhile with friends and family.

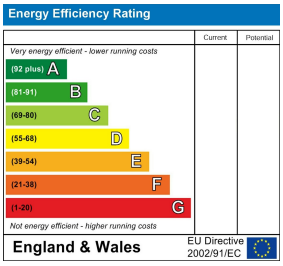
N.B. New EPC pending

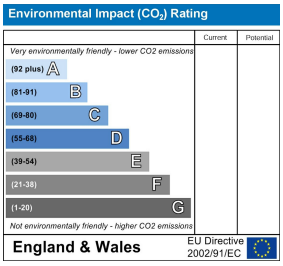
5 Nursery Croft
Approximate Gross Internal Area
103 Sq M / 1109 Sq Ft



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.







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