



BRICKS + MORTAR



Pittywood Road, Wirksworth Matlock, DE4 4ED

£425,000

With no upward chain, this home has breathtaking panoramic countryside views, three double bedrooms, two driveways, an integral garage and extensive mature gardens. This fabulous family home is located on a substantial corner plot on the western edge of this popular town. The house has spacious rooms throughout and, with big windows flooding the rooms with natural light, it's a bright and airy family home. We love the well-tended, mature gardens which are well-stocked with a range of plants, bushes and trees - and which have large lawns for children to play on.

On the first floor, the wide sun room leads through to an inner hallway, with doors off to the sitting room, dining room (which could be a great ground floor bedroom), kitchen, ground floor WC, integral garage and a useful store room. We also adore the huge first floor landing, which has floor-to-ceiling windows showcasing the eastward views over the town to the surrounding countryside. There are three double bedrooms, a bathroom and separate WC on this floor. The wraparound garden has two large lawns, abundant planted borders, a dining patio and space for a shed and greenhouse. There are two separate driveways and a garage.

This western edge of Wirksworth looks out to open countryside and yet is within a 10 minute walk of the town centre. Wirksworth is rightly known as The Gem of the Peak and in June 2025 was named by The Sunday Times as the best place to live in Derbyshire. Wirksworth has great schools, a leisure centre, medical centre, the Ecclesbourne Valley steam railway, Northern Light cinema and a wealth of thriving independent retailers, eateries and pubs. The High Peak Trail traverses the northern edge of the town and Carsington Water, Chatsworth House, the Peak District, Matlock, Bakewell and Buxton are all within a short drive.



Front of the home

Of traditional brick and tile construction, this home has a lawned front garden, bordered by a low stone wall with mature plants, bushes and trees including a Lebanese cedar and Oregon white oak tree. It's an attractive, lush green first impression of the home. A gated drive on the right has space for one vehicle, whilst the tarmac drive on the left also has room for one vehicle to park in front of the garage. A path circumvents the house on both sides, round to the rear garden. The home has a wide sun room at the front - enter the home through a half-glazed uPVC front door.

Sun Room

20'11" x 5'8" (6.4 x 1.75)

This large and very useful room has a tiled floor and several windows facing north and east, with views to the countryside to the east of Wirksworth. The room has a radiator, ceiling light fitting, an internal door to the garage and a patterned glass, wooden-framed door to the inner hallway. There is lots of space for seating, a breakfast dining set and space to store coats and footwear after a hearty local walk.

Inner Hallway

The spacious hallway is carpeted and has an open storage space below the stairs. There is a radiator, ceiling light fitting and matching panelled doors to the sitting room, dining room, kitchen and rear porch area.

Sitting Room

21'7" x 11'5" (6.6 x 3.5)

This dual aspect room has lovely views to both the front and rear gardens. The room is carpeted and has two radiators, two ceiling light fittings and lots of space for flexible room layouts. The fireplace with grate has a tiled hearth with brick surround and polished oak mantelpiece.

Dining Room

10'0" x 8'0" (3.05 x 2.45)

This versatile room would be a splendid ground floor bedroom, with double French doors opening out directly to the rear garden - that would transform this home into a four bedroom home. It could also be a dining room, home office, play room, games room or occasional guest room.

The room is carpeted and has a radiator and ceiling light fitting.

Kitchen

10'9" x 10'5" (3.3 x 3.18)

Another spacious dual aspect room, there are great views down the valley from both windows. The long U-shaped worktop has a large number of fitted pine country-style cabinets above and below. On the right is an integral Zanussi four-ring electric hob with oven below and extractor fan above. Beneath the large window which looks out to the rear garden is an integral 1.5 sink and drainer with chrome mixer tap. There is space and plumbing for a washing machine and space for a fridge-freezer. The room has a tiled floor, radiator and ceiling light fitting.

Rear Porch

With tiled floors, this rear entrance from the garden has doors to the ground floor WC, garage and store room.

Ground Floor WC

4'11" x 4'1" (1.5 x 1.25)

With a tiled floor, heated towel rail and frosted window, this room has a ceramic WC and ceramic pedestal sink.

Integral Garage

19'0" x 9'0" (5.8 x 2.75)

Double timber doors to the driveway open onto a concrete floor. The room has a radiator, lighting, power points and - crucially - a water supply. Subject to planning consent, this gives the potential for this garage to be converted to a ground floor bathroom or possibly a bedroom suite. Integral doors open into the sun room and rear porch.

Store

With a tiled floor, this store room has a ceiling light fitting, gas supply and external vent for a tumble dryer.

Stairs to first floor landing

Carpeted stairs with a solid pine banister on the left lead up to the galleried landing. We love the views to the south east, looking across to the Ecclesbourne Valley through the full-height windows.

The carpeted landing has a radiator, ceiling light fitting and matching panelled doors to three double bedrooms, the bathroom, separate WC and large storage cupboard.

Bedroom One

12'3" x 10'0" (3.75 x 3.05)

At the front of the home, this double bedroom has a wide east-facing window with more great views across to the Ecclesbourne Valley hillside. The carpeted bedroom has a radiator and ceiling light fitting.

Bedroom Two

16'0" x 10'9" (4.9 x 3.3)

This large dual aspect double bedroom at the rear has panoramic countryside views to the south, west and north across to verdant hillsides. The room is carpeted and has a ceiling light fitting and radiator.

Bedroom Three

10'9" x 9'0" (3.3 x 2.75)

Another double bedroom at the rear, this room has more great views through the wide double-glazed window. Again, this room is carpeted and has a radiator and ceiling light fitting.

Bathroom

10'7" x 5'2" (3.25 x 1.6)

Bathrooms with a bath and separate shower cubicle are always popular. The Armitage Wear-branded bath has chrome taps and, to the right, is a matching pedestal sink. The cubicle has a pivoting glass door and electric Triton shower. The room is carpeted and has a ceiling light fitting, heated towel rail, frosted double glazed window and an airing cupboard with Glow Worm boiler.

WC

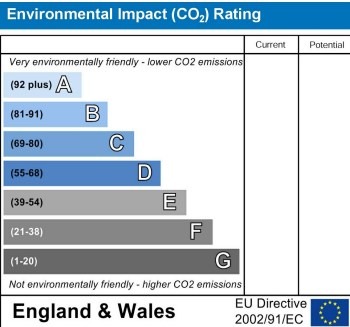
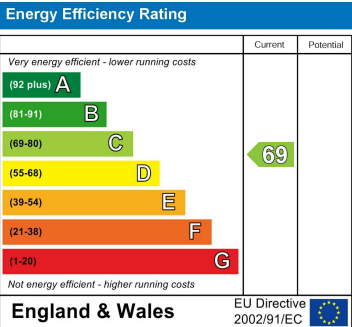
4'11" x 4'1" (1.5 x 1.25)

This carpeted room has a radiator, ceiling light fitting, frosted double glazed window and ceramic WC.

Rear Garden

Having hosted many family and friend gatherings over the years, this huge south- and west-facing garden has a huge lawn and dining patio. The wide and well-tended borders are stocked with a wide range of colourful plants, flowers and trees including cypresses, holly trees, cherry laurels and a Japanese flowering cherry tree. There is a useful outside tap and space for a shed (included in the sale) and plenty of room to add a greenhouse too.

The garden gets the sun from early morning through to sunset and is a peaceful, pleasant sanctuary on the edge of town, at the end of this quiet road.



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