



## Derby Road, Wirksworth, DE4 4AS

Owned by a renowned local builder, this home has been completely refurbished, modernised and 'future-proofed' in the past 3 years. Everything in the home is new and of high quality. With a detached home office in the landscaped rear garden, the home has parking for 4 vehicles and is located just a ten minute walk from the town centre, schools, leisure centre and medical centre.

The home was stripped back to brick and has been insulated, plastered and redecorated throughout, with underfloor heating fitted throughout the ground floor. It has a PIV (positive input ventilation) system which improves air quality throughout the home. All soffits, fascias and the drainage have been upgraded, there are new windows and doors throughout and all of the many other improvements are noted in the bullet points. It's a truly wonderful modern and stylish home, ready for you to move straight into.

On the ground floor is a large sitting room with media wall, a bright and airy extended kitchen-diner with veranda to the rear garden and a utility room with ground floor WC. To the first floor are two spacious double bedrooms (one with dressing room/walk-in wardrobe) and a contemporary shower room. The landscaped rear garden includes a dining patio, lawn and detached home office, whilst to the front is a new driveway with space for two vehicles to park here and a further two nearer to the road.

We adore Wirksworth, which has just been named by The Sunday Times as 'the best place to live in Derbyshire'. It has a thriving town centre with a range of independent shops, cafes, cinema, steam railway and great pubs. There are walks aplenty in all directions including up on the High Peak Trail that traverses the northern end of the town. Carsington Water, Chatsworth House and the market towns of Matlock, Ashbourne, Bakewell and Buxton are all within easy reach.

- Completely refurbished and extended to a very high standard
- All improvements carried out 2023-2025
- Fully insulated detached home office with hard wired internet
- New driveway, house rendered and garden landscaped in 2024
- Planning consent for 2 storey extension and loft conversion
- New boiler and heating system with ground floor underfloor heating
- New kitchen, shower room, media wall, flooring and redecoration
- 'Futureproofed' home with new roof in 2024
- Full rewire, with network cables to each room and CCTV
- Two bedroom home with shower room - Council Tax band B

**£290,000**

### **Front of the home**

The new tarmac driveway has space for two vehicles to park side-by-side and it is bordered by timber fences on each side. There is a tall gate through to the rear garden on the left hand side of the home. This attractive newly-rendered house has new windows and a new roof. There is a pleasant outlook to the verdant trees and bushes opposite. Enter the home through the composite front door into the entrance porch.

### **Entrance Porch**

With a solid pine floor, there are stairs in front leading up to the first floor and a Mexicana door into the Sitting Room.

### **Sitting Room**

**15'3" x 12'3" (4.65 x 3.75)**

This elegant room has a full-length media wall with fitted cabinets and shelving with downlighters. The media wall has a recessed space for a large television, with an electric fire beneath. To the right, the wide bay window faces west and floods the room with natural light. The room has underfloor heating, a high ceiling with light fitting and wall lights. A Mexicana door leads through to the kitchen-diner.

### **Kitchen-Diner**

**19'10" x 13'5" (6.05 x 4.1)**

This spectacular extended room has skylights set into the vaulted ceiling. With double patio doors and full-height glazed panels at the far end, natural light pours into this bright and airy room from all angles.

Underfloor heating beneath the solid pine floor keeps this room nice and cosy in winter. Over to the right is a U-shaped oak kitchen worktop with a large number of high and low level cabinets and drawers, including an integral Hotpoint dishwasher. In the centre of the worktop is a Beko stove with five ring gas hob and electric ovens below. A Candy brushed chrome extractor fan is set above the hob. Facing towards the dining room and garden is a contemporary Innova 1.5 sink and drainer with black mixer tap. On the other side is a breakfast bar with space for 2-3 stools.

Over to the left is another worktop with cabinets above and below - and there is space beside this for a large American-style fridge-freezer. Another modern Mexicana door here leads through to the utility room.

The dining area has space for a 6-8 seater dining table and additional furniture. Overhead are two large skylights and a ceiling light fitting. Double patio doors lead out through the veranda to the rear garden.

### **Utility-WC**

**10'9" x 6'4" (3.3 x 1.95)**

With pine flooring, this room has a worktop with an inset rectangular ceramic sink and chrome mixer tap. There is a cabinet below with space and plumbing for a washing machine. A tall cupboard houses an Ideal boiler. The room also includes a ceramic WC, tall east-facing window, recessed ceiling spotlights and an extractor fan.

### **Stairs to first floor landing**

Carpeted stairs with a handrail on the left lead up to the first floor. There is a tall north-facing window on the left, a PIV unit, recessed spotlight and loft hatch above. The loft itself is very well insulated. Matching panelled white doors lead into the two double bedrooms and shower room.

### **Bedroom One**

**12'5" x 11'1" plus dressing area (3.8 x 3.4 plus dressing area)**

This beautifully-decorated room at the front of the home has views beyond the recreation ground to the hilly countryside through the wide west-facing window. This carpeted room has a radiator, ceiling light fitting and - around the corner - a walk-in wardrobe/dressing room area. Set within the former chimney breast is a recessed television unit with shelving below. There are full-height recessed fitted wardrobes each side.



## Bedroom Two

10'5" x 9'4" (3.2 x 2.85)

This spacious double at the rear of the home is currently set up as a child's bedroom. There are lovely panoramic views through the wide east-facing window over rooftops to the rising hillside beyond. This carpeted bedroom has feature panelled walls, a radiator and ceiling light fitting.

## Shower Room

7'1" x 5'10" (2.17 x 1.8)

This sleek modern room has a double walk-in shower with sliding glass doors. The mains-fed shower has a rainforest shower head and separate hand-held attachment, with floor-to-ceiling tiled surround. A curved ceramic sink with chrome mixer tap sits atop a vanity unit. There is a ceramic WC with integral flush, wide opaque window and recessed ceiling spotlights. The room also includes an extractor fan, chrome vertical heated towel rail and smooth ceramic floor tiles.

## Rear Garden

This fully-landscaped garden is accessed from the side entrance or through the mighty oak vaulted roof veranda, adjacent to the kitchen-diner. This covered dining patio has plenty of space for outdoor seating too and - together with the kitchen - is the beating heart of the home. It is a great place for friends and family to congregate.

The tiled patio area extends the full width of the home and up along the left-hand side of the lawn. From the patio, two steps lead up to the neat square lawn with sunken planted borders. Timber fences form the boundary on three sides of the garden. There are a good number of outside lights and this makes it a perfect area for a morning coffee, light lunch or evening meal and drinks. We really love the lifestyle that this garden and home offer.

## Detached Home Office

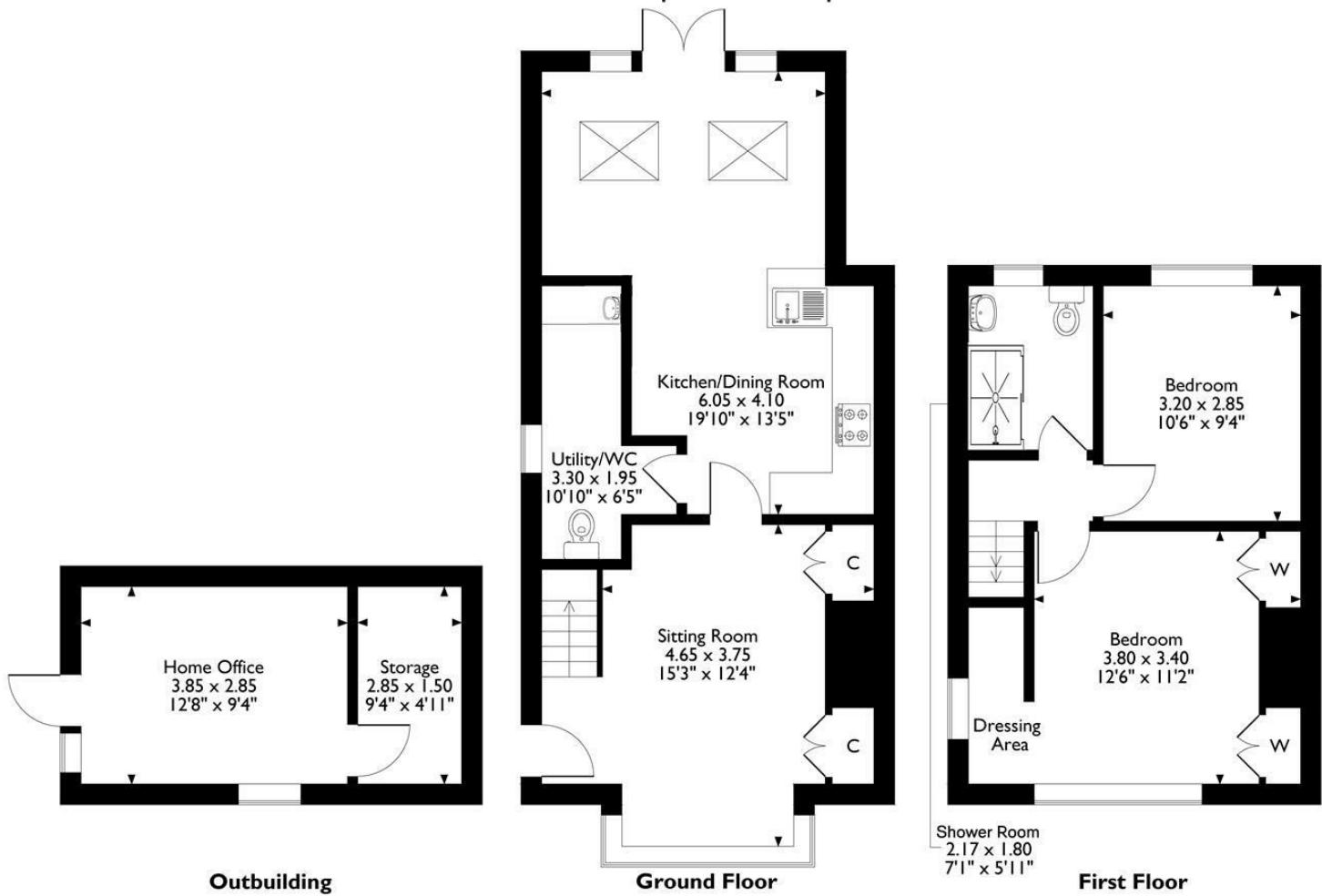
12'7" x 9'4" and 9'4" x 4'11" (3.85 x 2.85 and 2.85 x 1.5)

Situated at the end of the garden, this detached home office is fully insulated and includes a large separate storage room. It is suitable for a variety of uses and has hard-wired internet. The building has previously been used as a salon and could also be a gym, games room or cinema room.

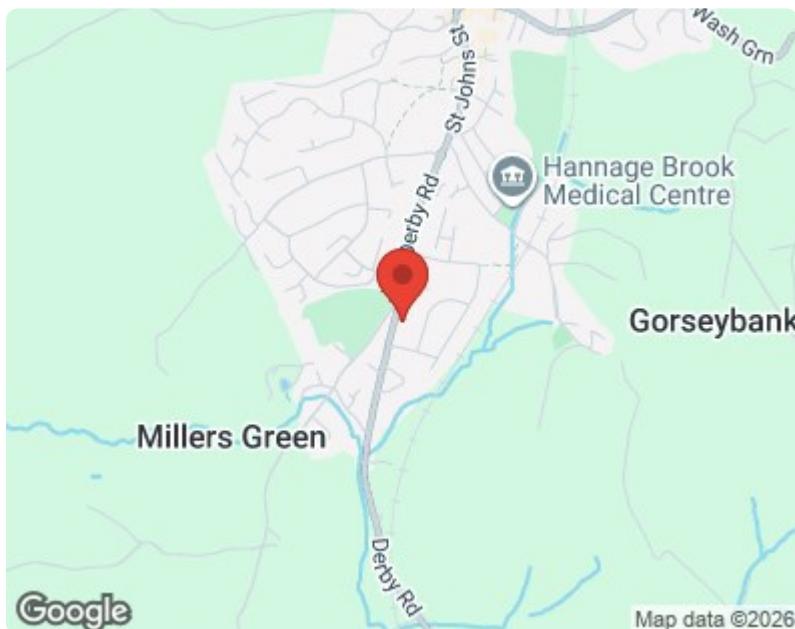
N.B. New EPC pending



**Avondale**  
**Approximate Gross Internal Area**  
**100 Sq M / 1076 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.



| 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 |           |

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