



Crabtree Close, Wirksworth, DE4 4AP

We adore this pristine two bedroom home, located at the end of a quiet cul-de-sac close to the centre of Wirksworth. With south-facing views towards the hilly countryside, there is the possibility to retain all of the furniture and appliances within the home.

Having been recently updated with new windows, doors and carpets, the current owner also added a conservatory whilst still retaining a good-sized garden. It all adds up to create a wonderful starter home, a home for a growing family or even a potential holiday let.

On the ground floor is a useful entrance hallway, a spacious sitting room with under-stairs cupboard, kitchen and conservatory. On the first floor are two bedrooms and the family bathroom. There is a driveway at the front of the home and neat, easy-maintenance sun-trap south-facing garden at the rear.

The home is a ten minute walk into the thriving centre of Wirksworth, with independent retailers, cafes, bars and cultural offerings. The primary, junior and secondary schools are within a 15 minute walk, as is Wirksworth Leisure Centre and Hannage Brook medical centre. Countryside walks and cycle rides are easily accessible too, including the High Peak Trail, which runs across the top of the town.

Slightly further afield is Carsington Water and the bustling market towns of Belper, Matlock, Bakewell, Buxton and Ashbourne, plus the beautiful Derbyshire Dales, Peak District and Chatsworth House.

- Immaculate extended 2 bedroom house
- Tremendous views to countryside
- Council Tax band B and EPC Rating C
- New windows, doors and carpets
- Perfect starter home - possible holiday let
- South-facing garden with shed and patio dining areas
- Quiet end of cul-de-sac location
- Furniture and appliances available by separate negotiation
- Off-road parking on private driveway
- **No onward chain**

£205,000

Crabtree Close, , Wirksworth, DE4 4AP

Front of the home

This attractive semi-detached home has a paved and gravel driveway at the front, with space for one vehicle to park off-road and space directly in front for another vehicle to park. To the right are planted borders and a modern red brick low wall with decorative wrought-iron fence above forms the left-hand boundary. Immediately in front of the home is a low-level flower bed and paved patio. An outside tap is helpful for keeping the flowering borders looking pretty.

The covered entrance porch has a pivoting arched wrought-iron gate and a very useful storage cupboard. This store houses the Baxi boiler and meters. There is a security light and CCTV and you step through a glazed uPVC front door into the entrance hallway.

Entrance Hallway

With light oak-effect laminate flooring (with insulation below), this is the perfect space to store footwear and coats after a hearty stroll into town or on many of the local countryside trails. The hallway has a radiator, ceiling light fitting and (like all rooms in the home) skirting boards. On the right, stairs lead up to the first floor and, ahead, a panelled glazed door leads through to the sitting room.

Sitting Room

13'9" x 12'7" (4.2 x 3.84)

With a high ceiling and light flowing through from the kitchen on the left and conservatory straight ahead, this is a light and airy room. The room is carpeted and on the right, the fireplace has a wide brick surround with chimney feature above. The electric coal-effect fire is set upon a modern stone hearth and surround (the previous gas supply is capped and still available should you wish to revert to a gas fire here). In truth, this fire is barely used thanks to the good insulation of the home and the two radiators in this room.

The brick surround continues into the right-hand corner, providing a useful TV unit. The room has lots of power points to provide for flexible furniture layouts. The under-stairs cupboard has lots of shelving and is currently used as a pantry, being very close to the kitchen. The sitting room has a ceiling light fitting, a concertina door to the kitchen and sliding patio doors to the conservatory.

Kitchen

8'2" x 6'4" (2.5 x 1.95)

This very well laid-out kitchen has ample storage and worktop space for the size. A large window brings lots of light in too. There are a range of high and low level cabinets and space and plumbing under the counter for a dishwasher, washing machine and refrigerator. The oven has a four-ring gas hob. The walls have tiled splashbacks and there are two wall-mounted spice racks, as well as a vertical radiator. The room has carpet tiled flooring and a strip ceiling light.

Conservatory

11'7" x 7'6" (3.55 x 2.3)

Added in the year 2000, this modern conservatory is brick-built with uPVC double glazing. Tilting, sliding patio doors at the sitting room entrance enable you to control the air flow into the home without fully opening the doors, should you wish. The angled roof allows for easy rain run-off and clearing of any foliage. The conservatory has a wall-mounted electric heater, wide sills, plenty of power points, a insulated slate-effect waterproof laminate floor, fitted blinds and curtains and French doors to the rear garden.

Stairs to first floor landing

The newly-carpeted stairs have a banister on the left and at the landing. There are a couple of handy built-in shelves at each end of the stairs. At the landing, there is a ceiling light fitting and doors into the two bedrooms and the family bathroom.

Bedroom One

12'7" x 10'4" (3.85 x 3.15)

We really love this spacious room with it's vaulted roof and tremendous south-facing views, where the wide double-glazed window floods light in. The ceiling has exposed beams and a high level storage cupboard and makes it feel open and roomy. There is plenty of space for a double or king size bed and several items of bedroom furniture. The room has a radiator and ceiling light fitting.



Bathroom

6'6" x 5'6" (2 x 1.7)

A half-glazed pine door leads in from the first floor landing to this carpeted bathroom. The bath has chrome taps and a Triton electric shower (with shower curtain ring) over. The ceramic pedestal sink has chrome taps and there is a ceramic WC with cistern. All walls are adorned with floor-to-ceiling tiles and the room has a radiator and ceiling light fitting.

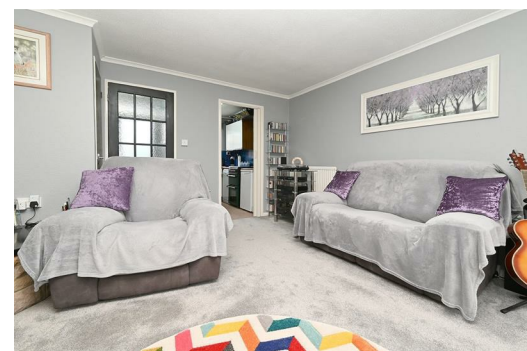
Bedroom Two

12'7" x 6'3" (3.85 x 1.92)

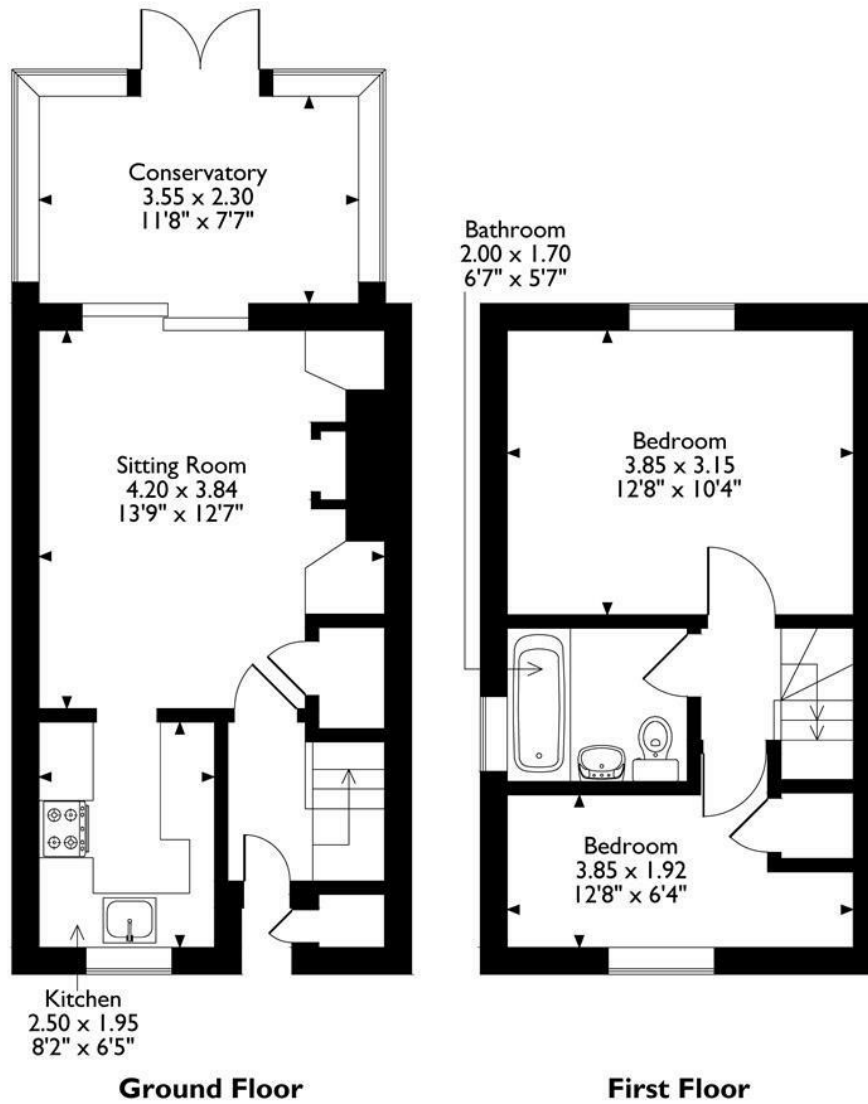
This rectangular room is very well-designed, with space on the right for a bed and furniture, then space on the left for a desk. The wide north-facing window provides plenty of natural light, enhanced by the vaulted ceiling with exposed beams. The over-stairs cupboard with shelving provides additional useful storage. The room also has a ceiling light fitting and radiator.

Rear Garden

This pretty cottage garden can be accessed from the conservatory or via the side gate. A couple of paved patio areas provide serene dining and relaxation spaces in this south-facing sun-trap garden. The garden is enclosed at the far end by a leilandii cypress and by modern timber fences on both sides. There are raised planted borders and, in the top-left corner - a shed, which is included in the sale. Along the wide entrance pathway, there is another shed with lighting and power (A double RCD electric socket) which currently houses the tumble dryer - a great idea for reducing noise and creating space within the house itself! There are movement-sensitive security lights on the rear, side and front of the home and CCTV too, which is included in the sale. This is a peaceful and serene sanctuary with some shaded areas, so you can chase and avoid the sun at your leisure in this easy-to-maintain rear garden.



25 Crabtree Close
Approximate Gross Internal Area
61 Sq M / 657 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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