

Home 2 Sell

Quality Service For Less



7 Arkwright Street

Wirksworth, Matlock, DE4 4EE

Offers Around £210,000



Home2sell are delighted to offer this three bedroomed semi detached family home which represents an excellent opportunity for the discerning purchaser looking to acquire a spacious and well proportioned residence in a convenient and very popular location. Supplemented by sealed unit PVCu double glazing, gas central heating. Accommodation comprising in brief of entrance hall, lounge and fitted kitchen with pantry. To the first floor landing three well proportioned bedrooms and a family bathroom having a three piece suite. With out doubt a special feature of the sale is the delightful large rear garden which enjoys a most pleasant aspect having a patio area immediately to the rear with lawn and timber garden shed. Viewing Essential. No Upward Chain.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

The property is entered via a PVCu door having glazed inserts, PVCu double glazed porthole window to the side elevation, wood grain effect flooring, central heating radiator and stairs off to the first floor landing.

Lounge

13'7" x 11'10" (4.16m x 3.61m)

Having a walk in bay PVCu double glazed window to the front elevation, central heating radiator and ceiling light. The focal point of the room is a gas coal effect living flame fire set on a raised marble aggregate hearth with matching back drop and a wooden surround.

Breakfast Kitchen

14'9" reducing 12'0" x 7'8" (4.51m reducing 3.67m x 2.36m)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel one and a half sink drainer unit with chrome Swan neck mixer tap. Electric oven and hob with a stainless steel extractor canopy over. Space and plumbing for an automatic washing machine, space for a fridge freezer, breakfast bar, PVCu double glazed window to the rear elevation, central heating radiator and PVCu door to the side access.

Pantry

Having a useful traditional pantry with a PVCu double glazed window to the rear elevation and a wall mounted gas combination boiler which services the domestic hot water and central heating system.

To the first floor landing

Having access to the loft void, PVCu double glazed opaque window to the side elevation, useful storage cupboard and ceiling light.

Bedroom One

10'8" x 10'8" extending 13'0" (3.26m x 3.26m extending 3.97m)

Having a walk in PVCu double glazed window to the front elevation enjoying a fine aspect and view, central heating radiator and ceiling light.

Bedroom Two

9'6" x 9'2" reducing 8'0" (2.91m x 2.81m reducing 2.44m)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

Bedroom Three

7'1" x 7'2" (2.18m x 2.19m)

Having a PVCu double glazed window to the front elevation enjoying the fine aspect and view, central heating radiator and ceiling light.

Family Bathroom

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with panelled side. PVCu double glazed opaque windows to two elevations, complimentary wall tiling, central heating radiator, vinyl flooring and ceiling light.

Outside

With out doubt a special feature of the sale is the delightful large rear garden which enjoys a most pleasant aspect having a patio area immediately to the rear with lawn and timber garden shed.

Area

Wirksworth Derbyshire is a popular town set in beautiful countryside with a wide range of facilities available locally including shops, schools and leisure facilities. Matlock town centre is approximately four miles to the north offering a good range of amenities and Derby city centre is approximately thirteen miles to the south offering a broader range of amenities.

Carsington Water is approximately four miles to the west with its leisure facilities and water sports. Bakewell is approximately ten miles to the north - a famous peak district town and all other facilities associated with the Peak National Park are all within easy reach. In addition, there are railway stations located at Matlock, Matlock Bath, Cromford and Whatstandwell, which in turn connect to Derby Station.

Directional Note

The approach from Wirksworth town centre is to proceed down St John's Street and upon reaching the mini-roundabout junction turn right into Summer Lane. Proceed along Summer Lane taking the second turning on the left into Arkwright Street where eventually the property is shortly located clearly denoted by our distinctive Home2sell "For Sale" board.



Road Map



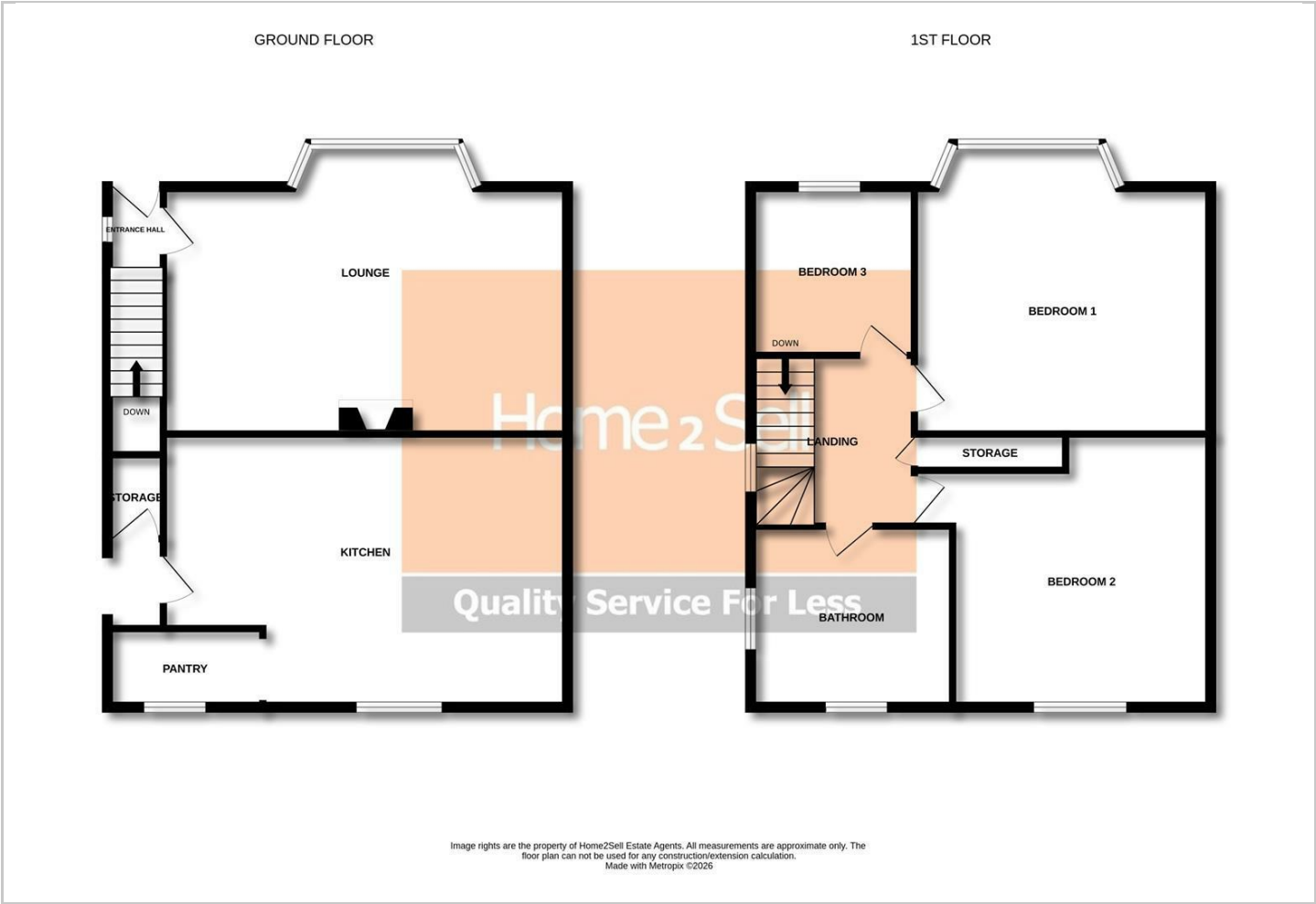
Hybrid Map



Terrain Map



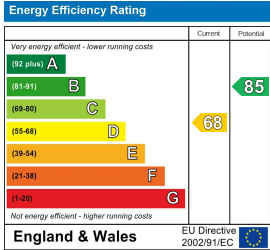
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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