Home 2 Sell

Quality Service For Less

2 Pittywood Road

Wirksworth, Matlock, DE4 4ED

£495,000

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Home2sell are delighted to offer this four bedroomed detached chalet style bungalow occupying a much sought after location of Wirksworth Derbyshire. The sale represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and beautifully presented family home. Having the benefit of PVCu double glazing (where stated) and gas central heating. The accommodation comprises in brief of entrance Hall, modern fitted kitchen with centre island, utility room, home office and tack/storage room, generous lounge/dining room with feature fireplace having sliding doors to the rear garden aspect, formal dining room/bedroom, family shower room having a three piece suite, ground floor master bedroom with modern en suite shower room. To the first floor are two further well proportioned bedrooms and a shower room having a three piece suite. Outside to the front of the property is a pleasant fore garden with adjacent block paved driveway providing off road parking for several vehicles and car port. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a patio terrace, lawn with well stocked established borders, kitchen garden with raised beds, wooden summer house, outhouse, green house and patio terrace. Viewing Essential.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.

Entrance Hall
The property is entered via a composite door having glazed inserts and PVCu side panel window, central heating radiator, quailty wood grain effect flooring, useful under stairs storage, under stairs cloaks hanging space and ceiling light. Stairs off to the first floor landing.

Fitted Kitchen
13'3" x 12'4" (4.05m x 3.77m)
Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with work surfaces over incorporating a stainless steel one and quarter sink drainer unit with Swan neck mixer tap, integrated fridge, space for a dishwasher, range cooker with stainless steel extractor canopy over, Edwardian style radiator, PVCu double glazed bow window to the front elevation, centre island ceramic tiled flooring, ceiling lighting and space for a dining table. PVCu double glazed French doors to the rear garden aspect.

Utility Room
13'1" x 6'2" (4.00m x 1.88m)
Having base and wall cupboards with work surface over incorporating a stainless steel sink drainer unit, space and plumbing for an automatic washing machine. Wall mounted electric heater, PVCu double glazed window to the front elevation, ceiling light, ceramic tile flooring and PVCu door with glazed insert to the rear garden aspect.

Home Office
8'1" x 8'11" (2.48m x 2.74m)
Having a PVCu door with matching opaque side panels to the front elevation, ceramic tiled flooring, PVCu double glazed window to the side elevation and ceiling light.

Storage Room
9'0" x 9'2" (2.75m x 2.80m)
Having a PVCu double glazed window to the rear elevation and a wooden window to the side elevation, power and light.

Bedroom Four / Dining Room
9'11" x 12'2" (3.03m x 3.71m)
Having a PVCu double glazed bow window to the front elevation, central heating radiator, coving to the ceiling and light.

Lounge Dining Room
26'0" reducing 24'5" x 13'0" (7.94m reducing 7.46m x 3.97m)
This generously proportioned room has two PVCu double glazed windows to the side elevation, quality wood grain effect flooring, PVCu sliding doors to the rear garden aspect, wall and ceiling lighting, apex ceiling with Velux window and a stone fireplace having open fire.

Master Bedroom
20'6" reducing 9'11" x 11'11" reducing 6'9" (6.26m reducing 3.04m x 3.64m reducing 2.08m)
This is a generously proportioned bedroom and is fitted with a range of open wardrobes, PVCu double glazed window overlooking the rear garden aspect, central heating radiator, ceiling lighting and fitted wardrobes and cupboards.

Luxury En Suite Shower Room
Having a three piece suite comprising of a walk in shower with thermostatically controlled shower, complimentary marble style splashback panelling, hand wash basin and close couple WC. PVCu double glazed opaque window to the side elevation, Edwardian style radiator, extractor fan, ceramic tile flooring, complimentary wall tiling, and electric shaver point.

Family Shower Room
Having a three piece suite comprising of a walk in double shower, pedestal hand wash basin and close couple WC. Edwardian style towel radiator, wooden opaque window, complimentary splash back tiling, and extractor fan.

To the first floor landing
Having a useful storage cupboard.

Bedroom Two
10'10" x 12'5" (3.31m x 3.79m)
Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

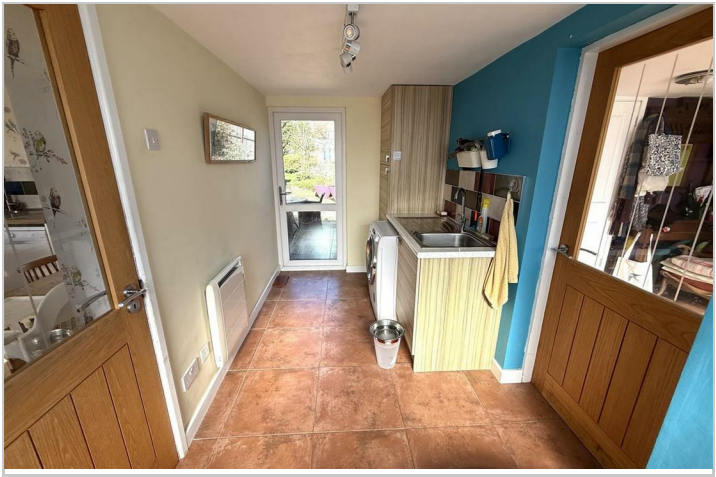
Bedroom Three
8'9" x 7'7" extending 11'1" max (2.69m x 2.33m extending 3.39m max)
Having a PVCu double glazed window to the front elevation enjoying a fine aspect and view, central heating radiator and eaves storage.

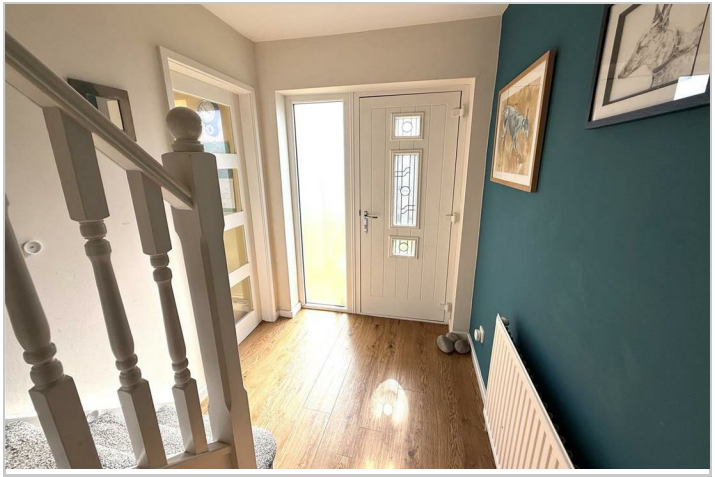
En suite Shower Room
Having a three piece suite comprising of a close couple WC, hand wash basin with storage cabinet and a tiled shower enclosure having an electric Mira shower. Velux window, chrome heated towel rail, wood grain effect flooring and complimentary part wall tiling.

Area
Wirksworth 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. It should also be noted that the nearby A38 provides swift onward travel to both the north and south, nearby regional centres and the main motorway network. In addition, there are railway stations located at Matlock, Matlock Bath, Cromford and Whatstandwell, which in turn connect to Derby Station.

Outside
Outside to the front of the property is a pleasant fore garden with adjacent block paved driveway providing off road parking for several vehicles and car port. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a patio terrace, lawn with well stocked established borders, kitchen garden with raised beds, wooden summer house, green house, outhouse and patio terrace.

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 third turning on the left into Pittywood Road, proceed along this road and shortly thereafter number 2 is located on the left hand side.



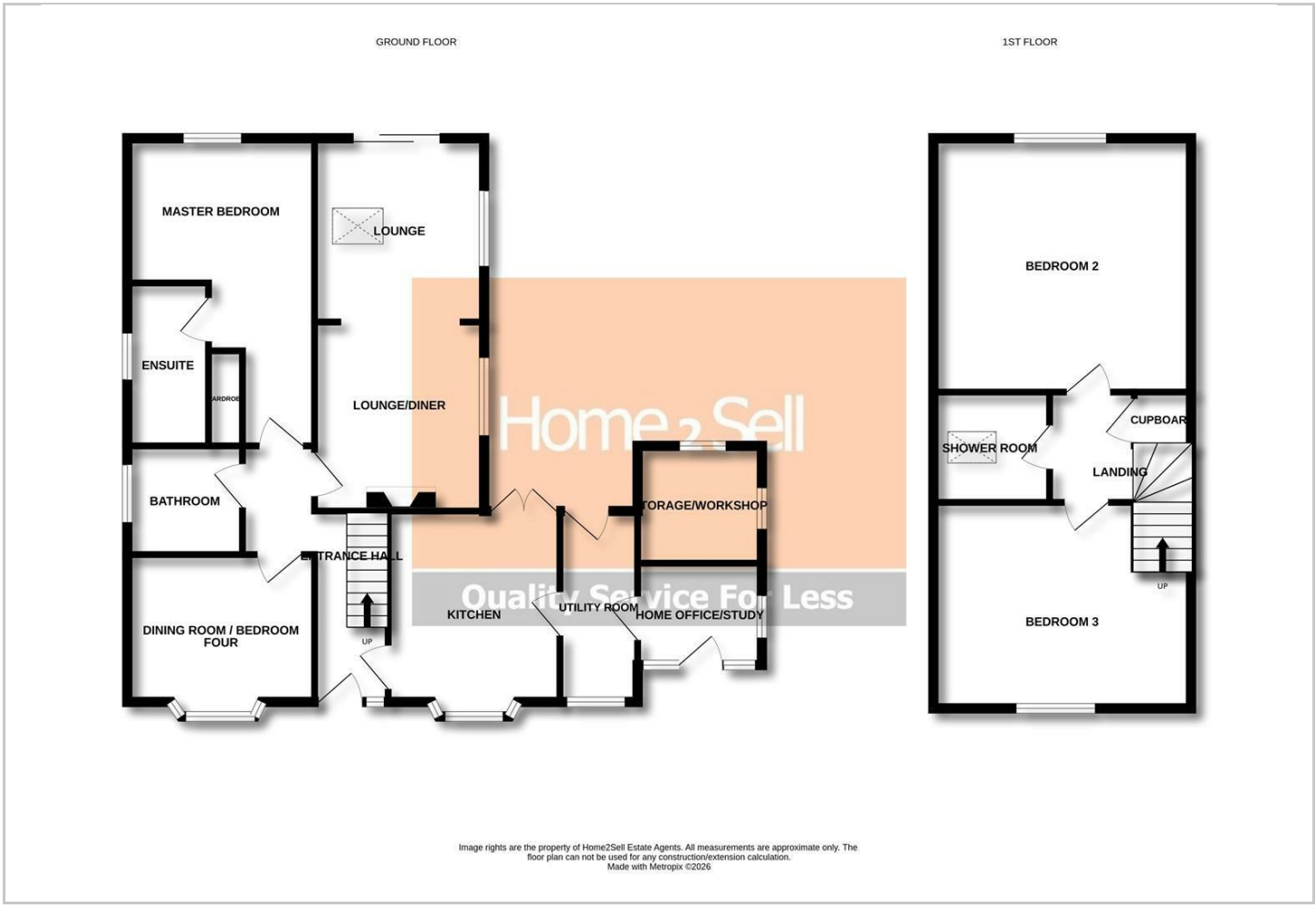


Road Map

Hybrid Map

Terrain Map

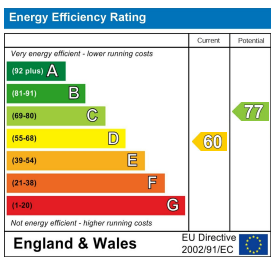
Floor Plan



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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