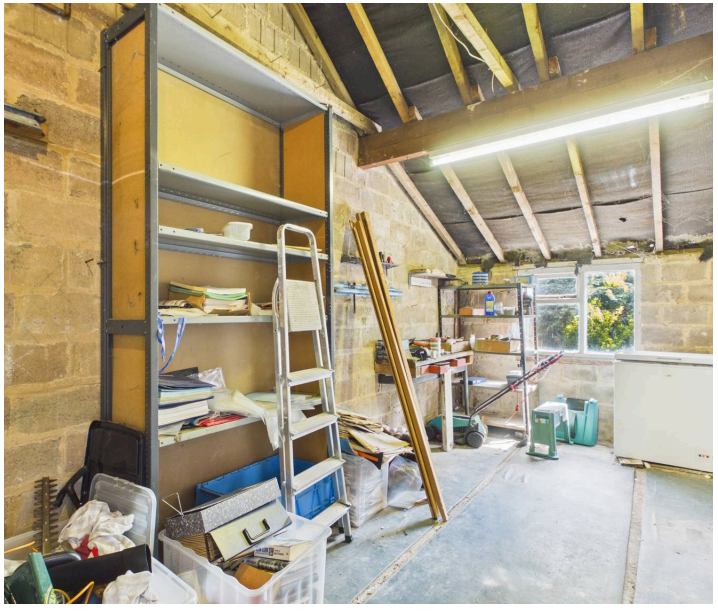


11 Pittywood Road, Wirksworth - DE4 4ED

£280,000







11 Pittywood Road

Wirksworth, Matlock

Grant's Of Derbyshire are delighted to offer For Sale this three bedroom, detached, dormer bungalow located within walking distance to Wirksworth Town Centre, in a sought-after location just off Summer Lane. The property requires a programme of refurbishment but has excellent potential to be used as a family home. To the ground floor the property comprises an entrance hallway, bedroom, bathroom, kitchen & living room, with a porch attaching the single garage to the main house. Upstairs, there is the principal bedroom with ensuite wc and the third bedroom which could be utilised as a single bedroom or home office. To the rear of the property is a patio, perfect for outdoor dining and entertaining, which leads into a well proportioned lawn, boarded by mature trees and shrubs. Viewing Highly Recommended. Virtual Tour Available. No Upward Chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Three Bedroom, Detached Property
- Walking Distance to Wirksworth Town Centre
- Sought-After Location
- Enclosed Rear Garden
- Driveway With Parking For At Least Two Vehicles
- No Upward Chain
- Virtual Tour Available
- Viewing Highly Recommended







Ground Floor

The property is accessed via a part glazed uPVC door which opens into the entrance hallway.

Entrance Hallway

12' 0" x 5' 5" (3.65m x 1.64m)

This is a spacious entrance hall with stairs which lead up to the first floor and doors which open into the kitchen, second bedroom, bathroom and living room.

Bedroom Two

10' 0" x 12' 3" (3.04m x 3.74m)

This is a well-proportioned double bedroom with a uPVC double glazed window to the front aspect.

Bathroom

7' 6" x 7' 5" (2.28m x 2.25m)

Also accessed via the entrance hallway, the bathroom has been thoughtfully modernised with accessibility in mind. It is fitted with a three-piece suite comprising a dual-flush WC, pedestal wash basin with mixer tap and thermostatic shower. Handrails are fitted throughout, along with a shower seat, providing additional support and ease of use. There is also a heated towel rail and an obscured glass window to the side aspect.

Living Room

This is a generously proportioned living room, offering ample space to accommodate both sitting and dining areas, creating a versatile open-plan layout. The room benefits from dual-aspect uPVC double-glazed windows overlooking the side and rear and a set of sliding doors provide access into the conservatory. The focal point of the room is the electric fire set upon a tiled hearth with a stone surround.

Conservatory

7' 6" x 9' 8" (2.29m x 2.95m)

Fully glazed with opening glass panels which overlook the garden.

Kitchen
12' 5" x 12' 11" (3.79m x 3.93m)
Accessed via the entrance hallway, the kitchen is fitted with a range of wall and base units, laminate worktops and part-tiled walls. There is a stainless steel sink with mixer tap and drainer, along with a gas oven, grill and hob. A uPVC double-glazed window overlooks the front aspect, with space for a dining area adjacent, while a part-glazed obscured uPVC door provides access to the rear porch.

Rear Porch
18' 9" x 3' 1" (5.72m x 0.93m)
Accessed from the front driveway via a part-glazed, obscured glass door, or alternatively from the kitchen, the rear porch provides access to the garage and garden. This space currently houses the washing machine and tumble dryer.

Garage
19' 2" x 8' 0" (5.83m x 2.43m)
With an up-and-over door, this garage is perfect for storage, offering the benefit of both lighting and power

First Floor
From the entrance hallway, a staircase rises to the first-floor landing, where doors lead to the first and third bedrooms.

Bedroom One
14' 5" x 10' 8" (4.39m x 3.24m)
This is a well-proportioned double bedroom with a double-glazed window overlooking the rear aspect and a built-in storage cupboard. Two access hatches provide entry to the eaves, offering further potential for additional storage. A door leads into an ensuite wc.

WC
4' 2" x 3' 7" (1.27m x 1.10m)
This built in en-suite is fitted with a dual-flush wc and wall-hung wash basin.

Bedroom Three
13' 3" x 5' 1" (4.05m x 1.54m)
With wooden floorboards throughout, this versatile room could be used as a single bedroom or home office. A door provides access to a useful storage cupboard situated above the staircase.









GARDEN

Immediately to the rear of the property is a patio area, perfect for outdoor furniture and entertaining. Continuing further into the garden, there is a generously sized lawn, bordered by a range of mature trees, creating a very private setting. At the bottom of the garden, there is a further patio area, with a child's swing positioned adjacent.

DRIVEWAY

3 Parking Spaces

A driveway to the front of the property provides off street parking for at least two vehicles.



Floor 0



Floor 1



GRANT'S OF DERBYSHIRE

Approximate total area(1)

123.6 m²

1329 ft²

Reduced headroom

1.9 m²

21 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given as to their condition. The deeds have not been inspected by the writer of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.