

Sally Botham
ESTATES

Warmbrook, Wirksworth, Matlock, DE4 4EA

Guide Price **£140,000-£150,000**


Holy Trinity
Kirk Ireton





Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Guide Price £150,000 - £160,000. A well presented mid row Edwardian terraced home within walking distance of town centre amenities. 2 bedrooms, family shower room, dining kitchen with bespoke pine units, sitting room with multi fuel stove, rear courtyard and garden.

2A WARMBROOK, Wirksworth

A well-presented mid-row Victorian terrace property, ideally located within walking distance of the town centre. The accommodation offers: two bedrooms, family shower room, dining kitchen, and sitting room with log-burning stove. There is a rear courtyard with steps leading to an area of adjacent garden.

Wirksworth is an ancient market town steeped in history. Situated in the scenic Derbyshire Dales on the southern fringes of the Peak District National Park, the town is surrounded by beautiful, dramatic hillside landscapes. Known for its rich industrial past centered on lead mining and limestone quarrying, Wirksworth is full of charming, narrow streets, ancient stone cottages, and impressive architecture. The town is ideally located for commuters and explorers alike, situated on the B5023 with direct access to the nearby city of Derby (11 miles). It is perfectly positioned for easy travel to the surrounding towns of Matlock (4 miles), Belper (6.7 miles), and Ashbourne (9 miles). For those who enjoy the outdoors, the spectacular Carsington Water reservoir and the high-elevation High Peak Trail are right on the doorstep, offering premier sailing, cycling, and walking routes. While Wirksworth offers outstanding local amenities, there are also nearby rail links from Matlock or Cromford, providing a regular branch line service straight into Derby and Nottingham.

Entering the property via a glazed entrance door with over-door light, which opens to:

SITTING ROOM

Having front-aspect original sliding sash windows. The room has light wood-effect laminate flooring, a fitted picture rail, central heating radiator with thermostatic valve, and a telephone point. There is a feature fire-opening with a decorative brick arch and insert, housing a multi-fuel stove. A half-glazed door with etched glass panels leads to:

DINING KITCHEN

Having a rear-aspect window and a half-glazed entrance door opening onto the courtyard garden. The kitchen is fitted with a range of bespoke pine units with storage cupboards, open-display shelves, basket drawers, pull-out chopping board, and broom cupboard. There is a stainless sink unit with storage cupboards beneath. The kitchen has space for a microwave oven, integral fridge, and a cupboard housing a freestanding freezer. Beneath the worksurface, there is space and connection for a slimline dishwasher. Concealed within a cupboard is the Ideal gas-fired boiler, which provides hot water and central heating to the property. There is a copper pipe towel rail, connection for a gas cooker, and space for a dining table. A batten door with thumb latch opens to a staircase, which rises to:









FIRST-FLOOR LANDING

Having original panelled doors, opening to:

BEDROOM ONE

Having front-aspect sliding sash windows with double-glazed panes. The room has a central heating radiator, a wall-mounted gas heater, and an original cast iron Victorian fireplace.

BEDROOM TWO

With a rear-aspect window overlooking the courtyard and garden. The room has a feature Victorian cast iron fireplace, a wall-mounted gas heater, and central heating radiator with thermostatic valve.

FAMILY SHOWER ROOM

With a rear-aspect top-hinged window. The room is partially tiled with a ceramic tile floor, and has suite with: shower cubicle with mixer shower; dual-flush close-coupled WC; and contemporary wash hand basin with waterfall tap, set upon a storage cupboard. The room has an extractor fan

OUTSIDE

To the rear of the property is a brick-set courtyard - over which the neighbouring properties have a right of way, with steps rising to an area of adjacent garden mainly laid to lawn.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'A'

ANTI-MONEY LAUNDERING

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £48 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

Disclaimer

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers 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.

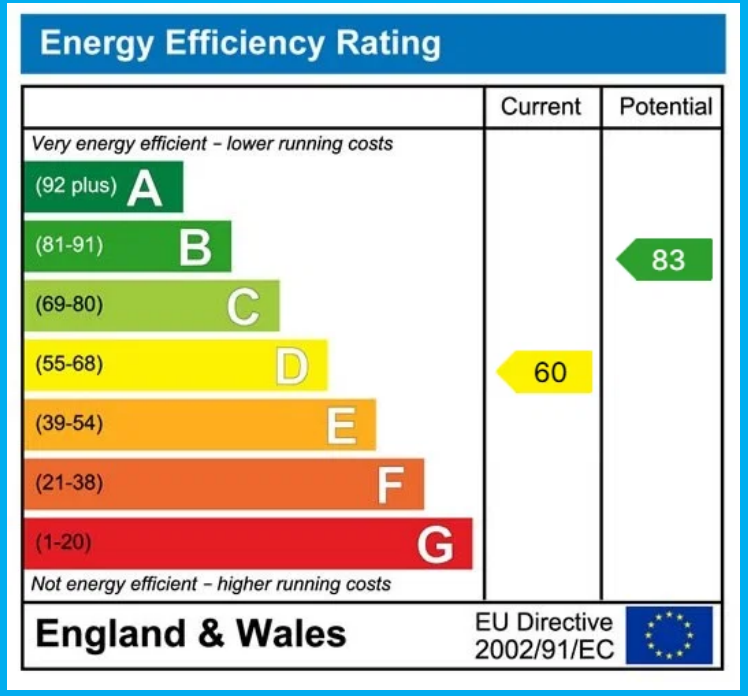




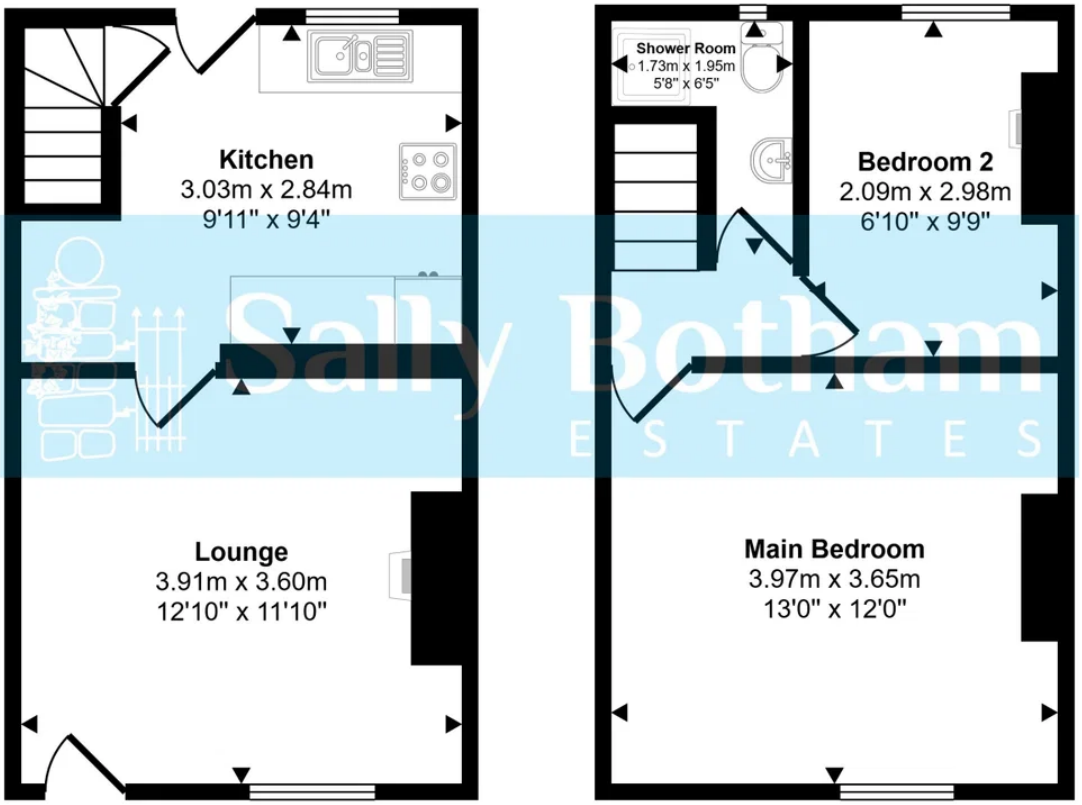







Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
60
83
England & Wales
EU Directive 2002/91/EC

Approx Gross Internal Area
53 sq m / 575 sq ft



Sally Botham
ESTATES

Ground Floor
Approx 27 sq m / 286 sq ft

First Floor
Approx 27 sq m / 289 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Sally Botham Estates
27 Bank Road Matlock DE4 3NF

01629 760899
enquiries@sallybotham.co.uk
https://sallybotham.co.uk/