



## Coldwell Street, Wirksworth, DE4 4FB

This beautiful home has enormous potential. With no upward chain, the substantial three storey home has an elegant facade and spacious rooms throughout. Requiring modernisation, this is a splendid opportunity to upgrade, add value and create your dream home. Packed with character features, the home is located in the heart of Wirksworth, which has just been named by The Sunday Times as 'the best place to live in Derbyshire'.

On the ground floor, the entrance hallway leads to two reception rooms, a kitchen and utility room. A door from the utility room leads down to the cellar. On the first floor are three bedrooms and a shower room. To the second floor are two further bedrooms, a bathroom and shower room. Please note, the layout on the second floor landing may require amendment to comply with current building regulations.

The home has a useful small rear yard with room for outdoor seating.

Wirksworth is rightly known as The Gem of the Peak and includes a wealth of thriving independent retailers, eateries and pubs. This home is situated right in the town centre - opposite is North End where you will find The Northern Light Cinema, Royal Oak pub and independent shops. A two minute walk to the right brings you to the Ecclesbourne Valley heritage steam railway. The High Peak Trail traverses the northern edge of the town and Carsington Water, Chatsworth House, the Peak District, Matlock, Bakewell and Buxton are all within a short drive.

- Impressive stone-built house with attractive facade
- Opportunity to upgrade and add value
- Spacious rooms throughout
- Vacant possession
- No upward chain
- Sash windows with fitted shutters
- Renovation project - great potential to create elegant home
- Wirksworth named Sunday Times 'Best place to live in Derbyshire'
- Located in the heart of this popular town
- 5 bedrooms, 3 bathrooms, 2 reception rooms and cellar

**£310,000**

## Coldwell Street, , Wirksworth, DE4 4FB

### Front of the home

The beautiful gritstone facade showcases this home perfectly, with timber-framed sash windows and stone window sills. The solid timber front door has a vertical iron letterbox and brass knob handle and is set within stone jambs with a canopy porch overhead.

### Entrance Hallway

The hallway has a high ceiling with light fitting, laminate floor and an electric wall-mounted heater. Matching panelled doors lead into the sitting room, lounge, kitchen and utility room. Stairs to the upper floors are on the right.

### Sitting Room

13'9" x 11'9" (4.2 x 3.6)

With the potential to be a grand reception room, this has a high ceiling and fitted shutters to the sash windows at the front. The room has herringbone pine-effect laminate flooring, skirting boards, a picture rail and full-height fitted cupboard with shelving. The room also includes a gas fire and ceiling light fitting.

### Lounge

13'9" x 12'7" (4.2 x 3.85)

Another grand room at the front of the home, this also has sash windows with fitted shutters. A gas fire is located within an art deco fireplace. We love the full-height fitted mahogany cabinet to the right. The room also has pine-effect laminate flooring, skirting boards, a picture rail and two strip ceiling light fittings.

### Kitchen

13'1" x 7'6" (4 x 2.3)

Currently one of two kitchens, we have denoted this room as the main kitchen. The large east-facing window allows lots of natural light in. The worktop on the right has tiled splashbacks and an integrated double stainless steel sink and drainer with chrome mixer tap. There is space and plumbing below for a washing machine and dishwasher. Opposite is space for another long worktop, cabinets and appliances. The room has laminate flooring, two strip ceiling lights and an extractor fan.

### Utility Room

15'8" x 7'8" (4.8 x 2.35)

With a tiled floor and strip ceiling lighting, the room has an L-shaped worktop, cabinets and tiled splashbacks. Doors lead into the sitting room, cellar and rear courtyard garden, where there is space for seating and to store bins. This room also has two tall south-facing windows with stone mullions.

### Cellar

16'10" x 11'7" (5.15 x 3.55)

Steps lead down from the utility room to the cellar

### Stairs to first floor landing

Carpeted stairs with a handrail on both sides lead up to the galleried landing. There are three tall south-facing windows on the right, two ceiling light fittings and a wall-mounted electric heater. Doors lead into three bedrooms and a shower room. Another set of stairs lead up to the second floor.

### Bedroom One

12'11" x 7'6" (3.95 x 2.3)

With magnificent east-facing views over rooftop to hilly countryside, this bedroom has a laminate floor, ceiling light fitting and wall-mounted electric heater.

### Bedroom Two

13'11" x 12'11" (4.25 x 3.95)

Beautiful sash windows provide great views along North End. This large double bedroom has pine-effect laminate flooring, a black art deco fireplace, pine-effect laminate flooring, wall-mounted electric heater and ceiling light fitting.

### Shower Room One

At the far end, a cubicle with pivoting glass door houses a mains-fed shower and has a tiled surround. There is also a ceramic WC, ceramic pedestal sink with chrome taps, ceiling light fitting, laminate flooring, extractor fan and light with shaver point.



### Bedroom Three

13'11" x 11'11" (4.25 x 3.65)

Another large double with views down North End, the original oak floors are in situ beneath the laminate flooring. The room also has a ceiling light fitting and wall-mounted electric heater.

### Stairs to second floor

Carpeted stairs lead up to the galleried landing. Doors lead into bedrooms four and five, a bathroom and shower room. There is also a ceiling light fitting.

### Bathroom

Timber-framed windows in a stone surround are a beautiful feature of this room. There is a ceramic WC with integral flush, ceramic sink with chrome mixer tap and a bath with chrome mixer tap and pivoting glass screen. Overhead is a mains-fed shower. The room also has a full-height cupboard on the right, ceiling light fitting and laminate flooring.

### Bedroom Four

22'7" x 12'11" (6.9 x 3.95)

This large double bedroom is located at the front of the home.

### Bedroom Five

13'11" x 12'9" (4.25 x 3.9)

A bright and airy double with pine laminate flooring, wall-mounted heater and ceiling light fitting.

### Shower Room Two

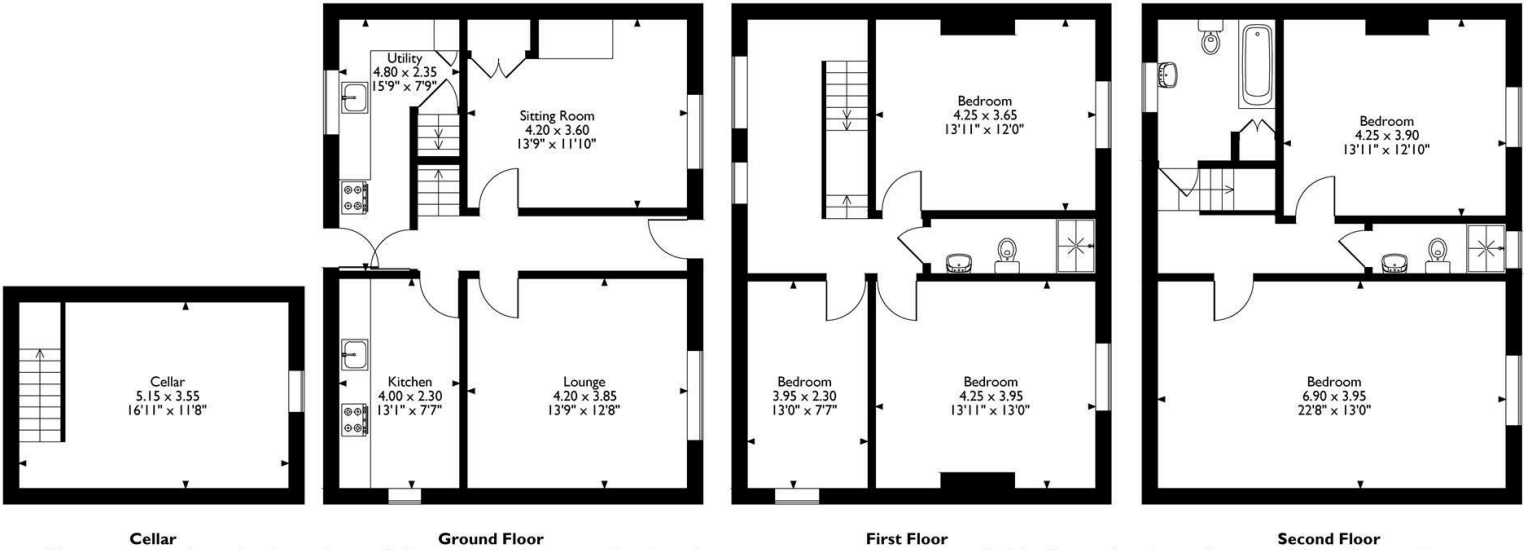
With a cubicle, WC and pedestal sink

### Disclaimer

IMPORTANT NOTE TO POTENTIAL PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us



6 Coldwell Street  
Approximate Gross Internal Area  
197 Sq M / 2120 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET  
TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP  
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315