

**GREENCOURT
CANTERBURY TERRACE
WIRKSWORTH
DERBYSHIRE DE4 4DY**



O A £275,000

A modern three/four bedroom detached house, tucked away off this historic small market town.

Built and first occupied in 2011 of brick beneath a tiled roof and as just one of two properties in the development. The modern four bedroom accommodation is of modest proportion and benefitting from UPVC double glazing, gas fired central heating, off street parking, garage and delightful well stocked gardens. The house is tucked away yet handy for the town centre amenities and neighbouring Anthony Gell School and is situated towards the end of a no through road. The well regarded location, range of accommodation and easily managed nature of the home makes it well suited for the professional couple, a small family or those perhaps downsizing towards retirement.

Good road communications lead to the recreational delights of the Derbyshire Dales countryside and to the neighbouring centres of employment to include Matlock, Belper, Alfreton and Derby.

- Detached house
- Tucked away position
- Well regarded historic market town location
- Modest proportion
- Delightful well stocked gardens
- Off street parking
- Garage
- Viewing recommended



RICS

MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





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ACCOMMODATION

A decorative glazed UPVC front door is set beneath an open porch canopy and opens to a **reception hallway**. A good sized circulation space with ample room for occasional furniture and stairs which lead off to the **first floor**. An oak panelled door, similar to those throughout the ground floor, opens to a useful **understairs store**.

Fitted Kitchen – 3.2m x 2.07m (10' 5" x 6' 8") fitted with a good range of oak fronted cupboards and drawers plus granite effect work surfaces which incorporate a 1½ bowl stainless steel sink unit. Integral appliances include a black ceramic hob, under counter electric oven and with a stainless steel extractor canopy and splash back above. There is also an integral fridge, freezer and dishwasher. Concealed behind a wall cupboard is the gas fired combination condensing boiler which serves the central heating and hot water system.

Cloak Room – 2.1m x 1.3m (6' 9" x 4' 6") again well sized and suitable for wheelchair access. Fitted with a low flush WC, vanity wash hand basin above a low level cabinet and extractor fan.

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Sitting Room – 5.22m x 4.02m (17' 1" x 13' 2") maximum. Spanning the full width of the house, a well proportioned living space with opportunity to create a dining area to one side. As a focal point to the room, there is a solid fuel cast iron stove set to the chimney recess with raised hearth and painted wooden mantelpiece. A double glazed window and pair of French doors allow good natural light, views and access across the attractive patio and gardens at the rear.

From the hall, stairs rise to the first floor **landing** with **airing cupboard store** and modern white panelled doors leading to the bedrooms and bathroom.

Bedroom 1 – 3.3m x 1.88m (10' 8" x 6' 2") a good single bedroom with rear aspect window overlooking the neighbouring recreation area and to the tree lined countryside beyond.

Bedroom 2 – 3.3m x 3.23m (10' 8" x 10' 6") a good double bedroom with similar rear aspect window.

Bathroom fitted with a modern white suite to include low flush WC, pedestal wash hand basin and shaped bath with curved glass shower screen and mixer shower taps. There is full height ceramic tiling to all walls which complements the ceramic tiled floor, chrome ladder radiator and ceiling mounted extractor fan.

Bedroom 3 – 3.2m x 2.7m (10' 5" x 8' 8") a second double bedroom with front facing window.

Bedroom 4 / Study – 2.12m x 1.91m (6' 9" x 6' 3") a useful fourth bedroom currently used as a study and including the bulk head plinth and front facing window.

OUTSIDE

To the front of the property is small forecourt garden, laid to lawn with one specimen tree and paved pathways. Adjacent is a tarmac drive which provides car standing and access to the attached:

Single Garage with up-and-over door, electric power and light together with water and plumbing for an automatic washing machine. There is a personnel door leading from the rear gardens and useful storage potential within the pitched roof space.

The rear gardens are a true delight, planted with well stocked borders to provide colour and interest throughout the seasons, all set around a level lawn and patio. Boundary fencing is draped with a variety of climbers, there are low growing specimen trees and shrubs plus a host of perennials set to raised borders. Attached to the rear of the house is an awning, remote controlled and with the benefit of external lighting and heater.

TENURE – Freehold.

SERVICES – All mains services are available to the property which benefits from gas fired central heating and UPVC double glazing. No test has been made on services or their distribution.

COUNCIL TAX – Band C.

FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

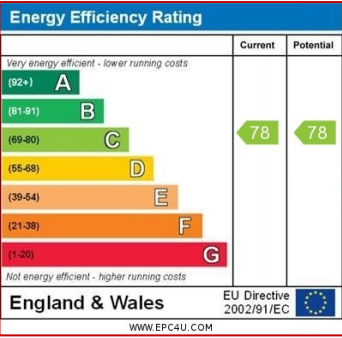
DIRECTIONS – From Matlock Crown Square, take the A6 south to Cromford before turning right at the crossroads into Cromford market place. Rise up the hill and on into Wirksworth, passing through the centre the road descends into Warmbrook and before reaching the mini traffic island, turn left into Wood Street then immediately right into Canterbury Road. Turn second left into Canterbury Terrace and at the far end the road becomes unmade and Greencourt is one of two new homes on the left hand side.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

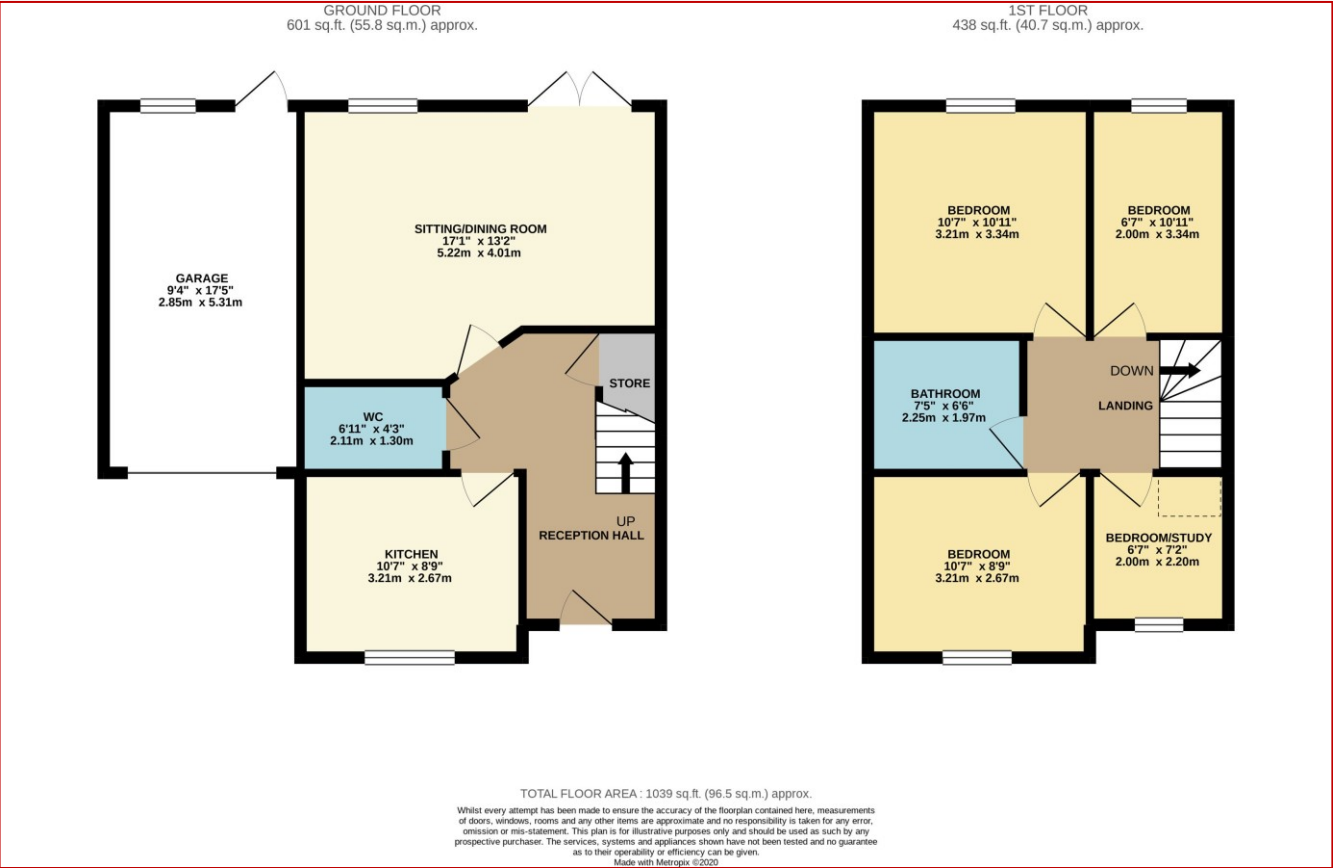
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EPC Graph



Floor Plan



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