



**Hoptonwood Close,  
Middleton, DE4 4NL**

**£195,000**

With no upward chain and presented in immaculate condition, this is a smart and stylish house perfect for a young family or as a starter home. With off-road communal parking and a south-facing garden, this modern home is located in the heart of the popular village of Middleton. The thriving community includes a primary school, parks, the High Peak Trail, two pubs and a village hall which hosts lots of events.

On the ground floor is a modern kitchen and large lounge-diner. To the first floor are two bedrooms and the family bathroom. The south-facing rear garden is easy to maintain, with an astroturf lawn and elevated dining patio. Beside the home is a communal car park, where the current owners park their two vehicles each day.

Middleton-by-Wirksworth is a small hilltop village with a multitude of walks and cycling routes leading from the village. Two differing pubs offer real ale and cooked meals. Wirksworth, with independent shops and restaurants, a health centre, schools and much more is within walking distance. The Peak District, Carsington Water and the High Peak Trail are all close by.



## Front of the home

Located on a quiet cul-de-sac in the centre of Middleton, the front garden of this home has a slate border. Around to the right are a timber gate into the rear garden and the communal parking area where the current owners park their two vehicles. There is also an outside tap.

The solid timber canopy over the front door has an outside light. Enter the home through the part-glazed composite door into the entrance hallway.

## Entrance Hallway

A light and welcoming entrance to the home. The hallway has a recessed barrier mat and is carpeted. Stairs on the right lead up to the first floor and this area has a radiator and ceiling light fitting. There is a door to the lounge and open entrance into the kitchen.

## Kitchen

9'4" x 8'0" (2.85 x 2.45)

With oak-effect vinyl flooring, this modern kitchen has a U-shaped worktop with sleek glossy high and low level cabinets. The inset stainless steel sink and drainer has a chrome mixer tap and is set beneath the wide double-glazed window. Beneath the worktop is space and plumbing for a washing machine. The integral four-ring gas hob has an electric oven below and brushed chrome extractor fan above, whilst the worktop has contemporary white brick-style tiles. There is space at the right-hand end for an American style fridge-freezer.

The kitchen has a radiator, ceiling light fitting and a Vaillant boiler is housed in the cupboard in the top-left corner.

## Lounge-Diner

15'10" x 11'11" (4.83m x 3.63m)

We adore this bright and airy room, which is flooded with natural light through the patio doors and wide south-facing window which looks out to the rear garden and beyond. The room opens out to the left, with plenty of space for large sofas and lounge furniture. On the right is a dining area with plenty of room for a dining table and chairs. The room is carpeted and has two ceiling light fittings, a radiator and a useful under-stairs cupboard.

## Stairs to first floor landing

The wide and shallow carpeted stairs are easy to navigate and have a handrail on the right. At the landing, the tall window has views over rooftops and up towards Middleton Moor. The L-shaped landing has space for a storage cabinet. There is a ceiling light fitting and loft hatch overhead. Matching paneled doors lead into the two bedrooms, bathroom and airing cupboard with large water tank.

## Bedroom One

15'10" x 8'10" (4.85 x 2.7)

This very spacious double bedroom has a wide alcove on the left, perfect for a dressing table and stool. Two sets of large double-glazed windows bring lots of natural light pouring into this room. There is a roomy over-stairs cupboard, radiator and ceiling light fitting in this carpeted bedroom.

## Bedroom Two

11'11" x 9'2" (3.65 x 2.81)

Located at the rear, this cosy double or spacious single bedroom has space in the wide alcove on the right for two double wardrobes. There is also room on the right for chests of drawers. The south-facing window has the best views in the house, looking over rooftops and up the tree-lined hillside rising up to Middleton Moor. It's a charming village scene. The room is carpeted and has a ceiling light fitting and radiator.

## Bathroom

6'9" x 5'6" (2.07 x 1.7)

This modern bathroom has new oak-effect vinyl flooring. The bath has a chrome mixer tap and electric shower above. The pedestal ceramic sink has a chrome mixer tap and is located beneath the frosted double glazed window.

The bathroom also has a ceramic WC, ceiling light fitting, extractor fan, radiator and shaver point.

## Rear Garden

Significantly improved by the current owner, this easy-maintenance garden now has an astroturf lawn with decorative stone borders. To the right, the new elevated patio area has plenty of space for outdoor dining and seating, as well as a barbecue area. The garden is accessed from the lounge-diner or via the side timber gate. A modern timber fence forms the border on all sides in this sun-trap south facing garden.

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		
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