BRICKS + MORTAR



King Street, Middleton
Matlock, DE4 4ND

This splendid family home has good-sized front and rear gardens, driveway and detached garage, a modern kitchen and panoramic south-east views. With planning consent for a ground floor extension - with work started - the building materials on site are included in the sale.

On the ground floor, the conservatory at the front of the home is currently used as a playroom. The inner hallway leads through to the sitting room, dining kitchen and on through to the extension with a ground floor WC and additional rooms. On the first floor are three bedrooms and the family bathroom. There is a spacious enclosed front garden, a similar-sized rear garden, driveway parking for two cars and a detached garage.

Middleton-by-Wirksworth is a small hilltop village with a multitude of walks and cycling routes in all directions. Two differing pubs offer real ale and cooked meals and there is a primary school and thriving village hall. Wirksworth, with independent shops and restaurants, a health centre, leisure centre, schools and much more is within walking distance. The High Peak Trail traverses the village and Middleton Moor has wonderful walks and views. The Peak District, Carsington Water and the market towns of Matlock, Bakewell and Belper are all close by.

- Three bedroom family home with front and rear gardens
- Planning consent for extension (work started)
- EPC rating C
- Popular village with primary school, village hall and two pubs
- Driveway parking for two vehicles
- Building materials on site included in sale
- Panoramic south-east views
- Detached garage
- Council Tax band B
- Close to High Peak Trail and countryside walks and cycling

£275,000

King Street, Middleton, Matlock, DE4 4ND

Front Garden
With a new timber gate and fence, the enclosed front garden has stepping stones through the neat lawn to steps up to the raised patio. This is a perfect spot from which to enjoy the far-reaching views to hilly countryside beyond the village rooftops. To the side there is access to the driveway, garage and rear garden. Enter the home through double French doors into the conservatory-playroom.

Conservatory-Playroom
17'8" x 10'9" (5.4 x 3.3)
This lovely bright and airy south-facing room has tall windows on three sides. With a pine veneer floor, the room has a ceiling light fitting with fan, pitched roof, power points, fitted blinds and part-glazed door to the inner hallway.

Inner Hallway
The hallway has a pine veneer floor and stairs to the first floor, with open storage underneath. There is a radiator, ceiling light fitting, solid pine meter box and matching white panelled doors with chrome handles into the sitting room and dining kitchen.

Sitting Room
12'9" x 12'3" (3.9 x 3.75)
This carpeted room has a radiator, ceiling light fitting and south-facing window. A modern log burner sits upon a granite hearth with oak lintel above. There is plenty of room for seating and additional furniture.

Dining Kitchen
19'4" x 10'0" (5.9 x 3.05)
The roomy dining kitchen has space for a four-seater dining table, pine veneer floor and high ceiling with recessed ceiling spotlights. There is a tall radiator immediately on the left-hand wall and space for a fridge-freezer. The L-shaped worktop has space for an oven and a brushed chrome extractor fan above. The 1.5 stainless steel sink and drainer with chrome mixer tap sits beneath a wide window looking out to the rear garden. The range of high and low cabinets include an integral Indesit dishwasher. At the right-hand end, the full-height cupboard houses a modern Ideal Logic boiler.

The utility area at the end has space and plumbing for a washing machine and tumble dryer and space for another fridge-freezer.

A door leads through to the new part-built extension, which includes a ground floor WC and two store rooms. Back in the kitchen, there is a large pantry cupboard by the door back out to the inner hallway.

Stairs to first floor landing
Carpeted stairs with a banister on the right lead up to the galleried landing. The landing is also carpeted and there is a ceiling light fitting, east-facing window and matching panelled doors with chrome handles to the three bedrooms and bathroom.

Bathroom
9'2" x 5'6" (2.8 x 1.7)
The jellybean-shaped bath has a mains-fed shower over, chrome mixer tap and tiled surround. To the right is a pedestal sink with chrome mixer tap and mirrored cabinet above. At the opposite end is a ceramic WC with integral flush. The room has oak-effect laminate flooring, a radiator, ceiling light fitting and two frosted double glazed windows.

Bedroom One
11'1" x 10'2" (3.4 x 3.12)
This double bedroom at the rear has views over the rear garden. It is carpeted and has a radiator and ceiling light fitting.

Bedroom Two
12'9" x 10'9" (3.9 x 3.3)
Situated at the front of the home, this double bedroom has fabulous far-reaching views to the countryside beyond the village rooftops. This carpeted room has a radiator and ceiling light fitting.

Bedroom Three
10'1" x 7'6" (3.08 x 2.3)
This single bedroom at the front of the home is carpeted and has a radiator, ceiling light fitting and large over-stairs cupboard with shelving.

Rear Garden





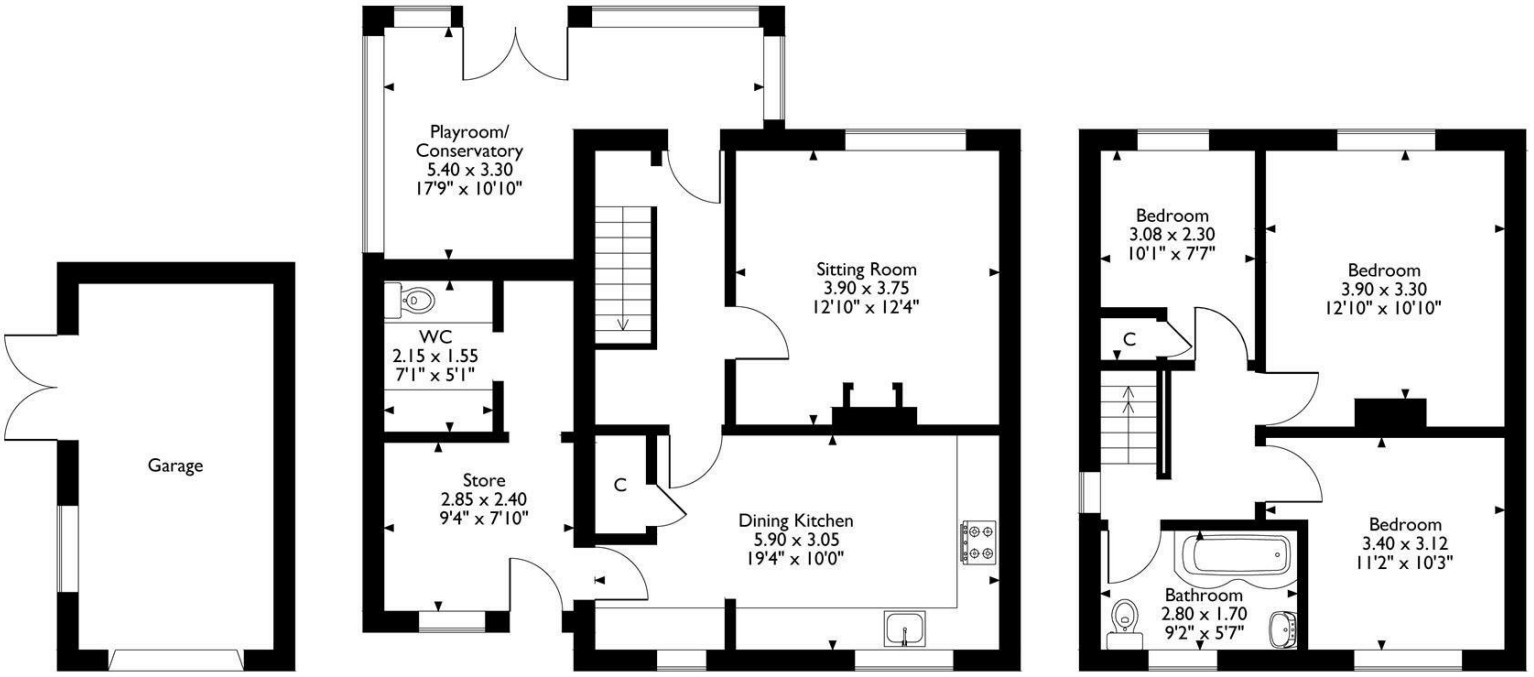
The large neat lawn has flower beds with mature plants and trees including a tall mountain ash tree in the corner. In the top right corner, the paved patio has space for a dining area or greenhouse. The boundary is mostly a timber fence, with a stone wall too. The path and low wall from the driveway and back door require completion and the materials are provided for that. A side door leads into the single, detached garage.





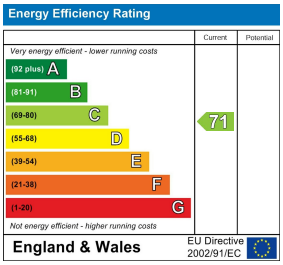


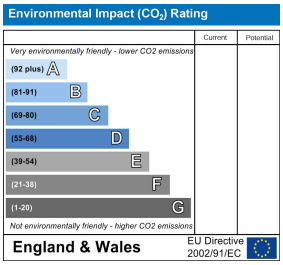
20 King Street
Approximate Gross Internal Area
111 Sq M / 1195 Sq Ft
Excluding Garage



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.







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