



GRANT'S  
OF DERBYSHIRE

29 Rise End, Middleton-By-Wirksworth DE4 4LS  
£650 Per Calendar Month



Grant's of Derbyshire are pleased to offer For Let this part furnished, one bedroom, terraced cottage in the sought after village of Middleton-by-Wirksworth. The property is located in the centre of the village and is only a five minute drive to Wirksworth where there are a full range of shops and amenities. In brief, the property comprises; living room, kitchen, utility room, one double bedroom and a 5 piece bathroom. The property has electric heating and UPVC double glazing throughout. There is a large garden a short distance from the property with lovely views across the village. There is also one parking space available with the property. Sadly no pets allowed at this property. Available immediately.



### **Ground Floor**

Entered via the 3/4 glazed, UPVC entrance door that leads straight into the:

#### **Porch 4'7" x 4'5" (1.42 x 1.35)**

Of UPVC construction, with stone flagged flooring this is a good space for storage of shoes etc. A wooden farmhouse door leads into the hallway where the staircase leads off to the first floor. An opening on the left leads into the:

#### **Living Room 12'9" x 9'6" (3.91 x 2.92)**

A very attractive room with stone flagged flooring, UPVC double glazing to the front aspect, stone built fire place with electric stove within. There is a TV point. The room is equipped with lounge furniture and small dining table and chairs. There is a useful understairs storage cupboard. A wooden farmhouse door leads through to the:

#### **Kitchen 8'0" x 7'0" (2.44 x 2.15)**

Featuring a matching range of wall and base units with inset stainless steel sink and integrated appliances include an electric oven and induction hob. Double glazed UPVC window to the rear aspect. The kitchen is equipped with an under counter fridge. A wooden, part glazed door leads to the courtyard where a door opens into the

#### **Utility Room 10'0" x 6'10" (3.05 x 2.09)**

A separate building houses a large utility space with a separate WC within. There is a sink, washing machine, tumble dryer and freezer in the main space.

### **First Floor**

From the ground floor a staircase leads up to the first floor where an opening leads into the:

#### **Bedroom 13'1" x 9'2" (3.99 x 2.81)**

A good sized double bedroom with a UPVC double glazed window to the front aspect. There is a useful overstairs storage cupboard with shelving and hanging rail. The room is equipped with a double bed and a fitted desk / dressing table,. A wooden farmhouse door leads into the:

#### **Bathroom 8'11" x 7'4" (2.74 x 2.25)**

A large bathroom with vinyl flooring and a five piece suite comprising of a panelled bath with thermostatic shower fitting over, low flush WC, bidet, pedestal sink and a separate shower enclosure with an electric shower. UPVC double glazed window to the rear. Wall light and shaver point featured. There is a built-in cupboard housing the hot water cylinder.

### **Outside**

There is a parking space on the right hand

side of the lane as you approach the property, in front of a small cream coloured gate with the number 31. To the front of the property there is a small seating area. To the rear of the property and a short walk down a stone path. there is a large, mature garden with a decked seating area providing lovely views across the village.

### **Council Tax Information**

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1362 per annum.

### **Directional notes**

From our office in Wirksworth proceed along Harrison Drive in the direction of Cromford. Turn left at the Lime Kiln Public House onto the B5023. Travel up to Middleton and turn left at the crossroads and then right onto Main Street as if you were turning into the Rising Sun Public House's car park. The property can be found up a little lane on your left hand side. There is a parking space just on the right hand side in front of a small cream coloured gate with the number 31.









## Ground Floor

Approx. 25.7 sq. metres (276.4 sq. feet)



## First Floor

Approx. 21.6 sq. metres (232.7 sq. feet)



Total area: approx. 47.3 sq. metres (509.1 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

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.

