



GRANT'S  
OF DERBYSHIRE

14 King Street, Middleton by Wirksworth DE4 4ND  
Offers In The Region Of £190,000



Occupying a cul-de-sac location close to the centre of the popular village of Middleton-by-Wirksworth is this three bedroomed semi-detached property. The accommodation itself briefly comprises sitting room, dining kitchen and ground floor WC, three bedrooms and a family bathroom. The home benefits from gas central heating and uPVC double glazing throughout. There is a lawn to the front as well as a good sized garden to the rear which is fully enclosed and south facing and enjoys excellent views towards Middleton Moor. Viewing Highly Recommended. No Upward Chain.



## Location

Middleton-By-Wirksworth is a historic village with a thriving community, with two local public houses and a sought after primary school. Located around 1.5 miles from the centre of Wirksworth and less than 5 miles from Matlock. It is approximately 15 miles from Derby to the South or Chesterfield to the North and within 26 miles you can be in Sheffield or Nottingham city centres. The village itself hosts many social events including live music nights, quizzes and the popular open gardens weekend. There is an abundance of walks from the doorstep, with the High Peak trail nearby linking you to the glorious Peak District countryside. The property is set on a quiet street just a short walk from the central of the village.

## Ground Floor

To the front of the property is a part glazed uPVC door opening into the

## Entrance Hall

With the staircase leading up to the first floor and a door to the left providing access to the

## Sitting Room 12'5" x 12'5" (max) (3.81m x 3.80m (max))

Having a large window to the front aspect looking out onto the foregarden and the cul-de-sac, this is a good sized reception room. The fireplace with stone-effect gas fire, granite hearth and wooden surround provides a pleasant focal point. To the left hand side of the fireplace is a built-in cupboard and in the alcove to the right is fitted shelving. A cupboard beneath the stairs provides useful storage and also houses the "Worcester" combination boiler.

To the rear of the room is a door opening to the

## Dining Kitchen 17'6" x 7'2" (5.35m x 2.20m)

The kitchen area of the room is fitted with a matching range of wall, base and drawer units

with rolled top work surfaces. There is space and plumbing available for a washing machine and space for a freestanding fridge freezer. Integrated appliances include the dishwasher, the electric oven and the four ring gas hob with stainless steel splash back and extractor hood over. The inset one and a half bowl sink is ideally situated beneath the large window which overlooks the rear garden and provides excellent countryside views towards Middleton Moor. There is ample space for a dining table and chairs. The room has vinyl flooring and is lit by inset spotlights. A part glazed door to the side opens to the exterior and a further door opens into the

## Guest Cloakroom 5'5" x 2'6" (1.67m x 0.77m)

Fitted with a low flush WC and a patterned glass window to the side aspect.

## First Floor

The stairs leading up from the entrance hallway reach the

## Landing

With a patterned glass window to the side aspect and doors opening to the three bedrooms and the bathroom. There is also access to the part boarded loft via the hatch with pull-down ladder.

## Bedroom One 11'6" x 9'1" (max) (3.51m x 2.79m (max))

This is a good sized double bedroom with a large window to the front aspect.

## Bedroom Two 10'6" x 8'3" (3.22m x 2.53m)

This second bedroom is to the rear of the property and enjoys delightful views out over the garden and the rooftops to the open countryside beyond.

## Bedroom Three 8'11" x 7'3" (2.73m x 2.21m)

Also to the rear of the home with the same excellent views as from bedroom two.

## Bathroom 9'2" x 5'9" (max) (2.80m x 1.76m (max))

This part tiled bathroom with vinyl flooring is fitted with a white three piece suite comprising low flush WC, wall mounted wash hand basin with mixer tap and a panelled bath with shower over. There is a ladder style heated towel radiator. The room is lit by inset spotlights and there is a small patterned glass window to the front elevation.

## Outside

To the front of the property is a lawn and a path leading to the entrance door. This path leads around the side of the home and through a gate to the rear garden. This is fully enclosed by timber fencing, has a good sized paved seating area adjacent to the property and the remainder is laid to lawn and has planted borders. This garden is south-facing and therefore enjoys a good level of sunlight throughout the day.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1730 per annum.

## Directional Notes

The approach from our Wirksworth Office is to travel towards Cromford along Harrison Drive. Turn left at the Lime Kiln Public House onto the B5023. Travel up into Middleton passing the Church on the right hand side. At the top of the village, after The Nelson Arms Public House, turn right onto Duke Street. At the end of Duke Street turn right into Chapel Lane and then take the first turn right into King Street. Number 14 is the last house on the left hand side. The postcode is DE4 4ND.

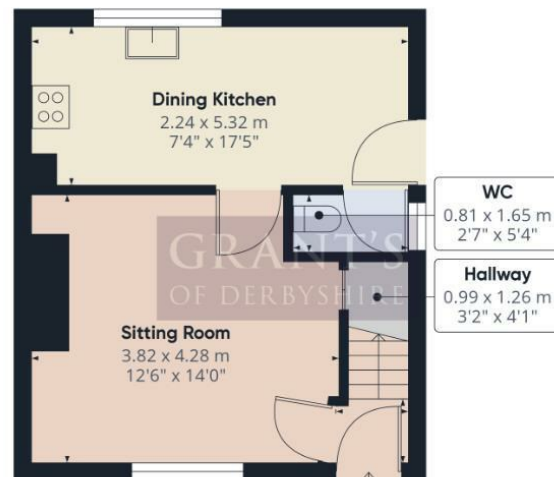




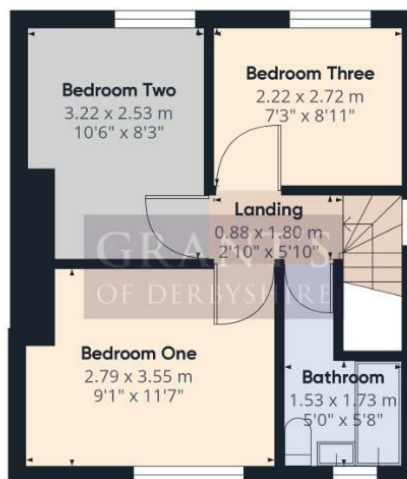








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
58.94 m<sup>2</sup>  
634.41 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**

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.

