



GRANT'S  
OF DERBYSHIRE

King Street, Middleton-by-Wirksworth DE4 4ND  
Offers Around £219,995

Grants of Derbyshire are delighted to offer For Sale, this well presented three bedroom, semi-detached property, occupying a cul-de-sac location in the sought after village of Middleton-by-Wirksworth. Benefiting from gas central heating & uPVC double glazing, this property briefly comprises: Entrance hallway, living Room, spacious kitchen/diner, and conservatory to the ground floor. Then three bedrooms and a modern bathroom to the first floor. There's a spacious driveway to the front of the property, providing off street parking for two vehicles and a well proportioned lawned garden. Viewing highly recommended. Excellent first time buy, family home or buy-to-let. No upward chain.

## Ground floor

### Entrance hall 3'2" x 4'2" (0.98 x 1.29)

The front door will lead you to the entrance space, with stairs ahead, and a doorway on the right leading to the

### Living room 12'4" x 14'2" (3.77 x 4.34)

This room is very spacious and has plenty of natural light from the large front aspect window. There is a doorway to the rear of the room, leading into the

### Kitchen 7'1" x 17'7" (2.16 x 5.37)

A light and open space with a large rear aspect window, which overlooks the spacious garden. Fitted with a contemporary kitchen with solid wood worktop over and an inset sink with mixer tap. There is an induction hob with extractor hood over and space and plumbing for a washing machine and fridge freezer. There is ample space for a dining table and chairs, and some bifold doors leading to the

### Conservatory 8'11" x 7'5" (2.74 x 2.27)

This conservatory offers lots of natural light and there are french doors opening onto the beautiful garden.

## First floor

### Bedroom 1 9'1" x 11'4" (2.79 x 3.46)

This is a spacious double bedroom with a front aspect window allowing plenty of natural light.

### Bedroom 2 10'2" x 8'0" (3.12 x 2.46)

Another good size double bedroom with a rear aspect window, with a view of the lovely garden space.

### Bedroom 3 7'0" x 8'11" (2.14 x 2.74)

This room has a rear aspect window looking out onto the garden, and would make an ideal third bedroom or home office.

### Bathroom 4'11" x 5'9" (1.51 x 1.76)

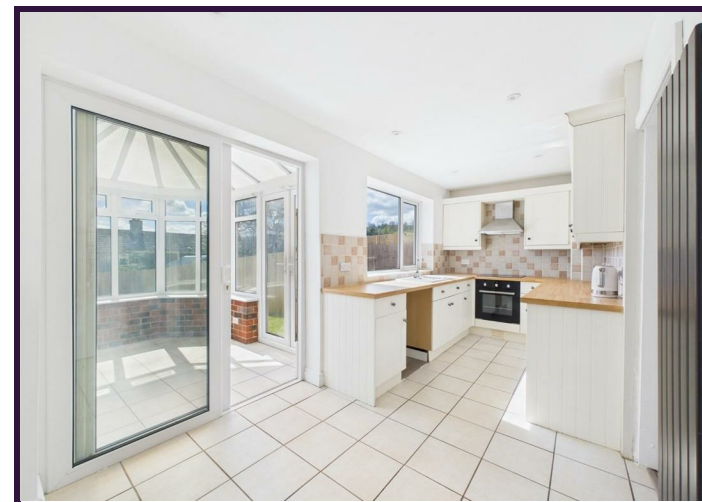
This modern tiled bathroom offers a white three piece suite comprising low flush WC, Bath with mains shower over and a vanity unit sink.

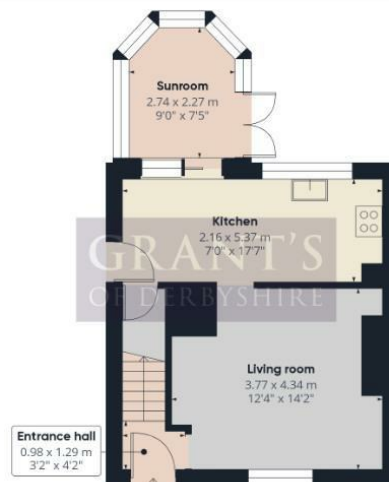
## Outside/parking

To the front of the property is a spacious driveway for off road parking, and there is ample on street parking. To the rear of the property is a larger than average garden space, with a side access gate.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1814 per annum.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
65.06 m<sup>2</sup>  
700.3 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.

