



GRANT'S  
OF DERBYSHIRE

3 The Green, Matlock DE4 4LW  
Offers Around £299,995



This delightful three-bedroom, three-storey semi-detached cottage in Middleton perfectly blends character with modern comfort. The ground floor welcomes you with a cosy living room featuring a charming log burner, creating a warm and inviting atmosphere, alongside a newly fitted kitchen and a convenient downstairs WC. Moving upstairs, the first floor offers a double bedroom and a well-appointed family bathroom, while the top floor provides the main bedroom, and a third bedroom, offering flexibility for guests, children, or a home office. The property also boasts a useful cellar, adding valuable storage, and a private rear garden that is perfect for outdoor relaxation, entertaining, or gardening. A brick-built shed provides further additional storage or can be used as a practical workshop space. Viewing highly recommended. Virtual tour available.



### Ground floor

As you enter the property through the front door you enter into the

#### **Living room 12'5" x 10'11" (3.79 x 3.35)**

This welcoming living room offers plenty of natural light thanks to its front and side aspect windows, which provide charming views of the outdoors. At the heart of the room stands a traditional brick fireplace, complete with a log burner, creating a warm and inviting focal point that instantly adds character.

#### **Downstairs WC 3'3" x 9'5" (1.01 x 2.89)**

This useful space includes a downstairs WC along with storage for coats and shoes.

#### **Kitchen 12'5" x 7'8" (3.79 x 2.34)**

This newly fitted kitchen features a range of wall, base, and drawer units. A Belfast sink sits beneath the front-facing window, allowing plenty of natural light. The kitchen includes an integrated fridge freezer, with plumbing and space provided for a washing machine. Completing the space is a breakfast bar, ideal for casual dining.

### First floor

Stairs from the kitchen rise to the first floor landing.

#### **Bedroom Two 6'9" x 11'10" (2.07 x 3.63)**

This double bedroom includes a front-facing window that brings in plenty of natural light, creating a bright and welcoming space.

#### **Bathroom 7'2" x 7'6" (2.19 x 2.29)**

This modern, generously sized bathroom offers a four-piece suite comprising a low flush WC, vanity sink, walk-in shower, and a large freestanding bathtub. A front-facing window brings in plenty of natural light, enhancing the sense of space.

### Second floor

Stairs from the landing rise to the second floor landing.

#### **Bedroom Three 6'8" x 9'4" (2.04 x 2.85)**

This room is well-suited as a single bedroom or a practical home office. A front-facing window allows plenty of natural light, making the space bright and welcoming.

#### **Bedroom One 12'4" x 9'10" (3.77 x 3.02)**

This spacious double bedroom is fitted with wardrobes that provide excellent storage. A front-facing window allows natural light to stream in throughout the day, creating a bright and airy atmosphere.

### Cellar

Accessed directly from the downstairs toilet, this cellar provides a practical solution for storage.

### Outside

To the rear, the property boasts a generous private lawned garden, ideal for summer barbecues, family gatherings, or simply relaxing in the sunshine. A handy log store provides convenience for colder months, while a solid brick-built shed offers excellent storage space for tools, bikes, or garden equipment. Although the property does not have allocated parking, convenient on-street parking is available nearby.

### 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.

The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

### Directional notes

From our office in Wirksworth, continue towards Harrison Drive, pass the Co-operative, and soon after turn left for Middleton. Continue along this road into Middleton, proceeding through the village passing the Primary School and upon reaching The Green No. 3 will be located on the left hand side opposite The Nelson Arms.













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.

