



**13 The Green, Middleton-by-Wirksworth, Matlock, DE4 4LW**  
**£800 pcm**



- Immaculate, Delightful, Character Cottage
- Two Bedrooms
- Family Shower Room
- Spacious Living Room
- Fitted Kitchen
- PART FURNISHED
- Front Courtyard Garden & Log Store
- Pleasant Far Reaching Views

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# 13 The Green, Middleton-by-Wirksworth, Matlock, DE4 4LW

An immaculately presented, delightful, character cottage, ideally located at the centre of the popular village of Middleton enjoying pleasant far reaching views over the surrounding open countryside. The accommodation offers two bedrooms, bathroom, spacious living room and fitted kitchen. Middleton-by-Wirksworth is a delightful village surrounded by open countryside close the High Peak Trail where there are beautiful walks with fine views. Ideally situated for the towns of Wirksworth, Matlock and Ashbourne and within commuting distance of Derby and Nottingham. Entering the property via a stable style entrance door which opens to:

## LIVING ROOM 18'2 x 14'2 (5.53m x 4.32m)

A delightfully spacious room with front aspect UPVC double glazed tilt 'n' turn window overlooking the village. The room has exposed beams to the ceiling with a heavy central beam, polished oak flooring and a feature exposed stone wall incorporating a fireplace with a Clearview multi-fuel stove. The room has a television aerial point and central heating radiator with thermostatic valve. A staircase rises to the first floor accommodation and there is a useful under stairs storage cupboard. A batten door with thumb latch leads to:

## KITCHEN 12'6 x 8'8 (3.81m x 2.64m)

Having limestone effect ceramic tiles to the floor, exposed beams to the ceiling and rear aspect double glazed windows. A good range of kitchen units with cupboards and drawers set beneath a solid timber work surface with a tiled splashback. There are wall mounted storage cupboards. Set within the work surface is a 1½ bowl sink with mixer tap and a 4-burner gas hob with an extractor canopy over. Beneath the hob is a fan assisted electric oven. Fitted within the kitchen is a Zanussi automatic washing machine. There is a dresser unit with cupboards and drawers. A batten door opens to a boiler cupboards housing the combination gas fired boiler which provides hot water and central heating to the property.

From the living room a staircase with turned spindles and newels rises to:

## FIRST FLOOR LANDING

Batten doors with thumb latches open to:

## BEDROOM ONE 14'10 x 12'7 (4.52m x 3.83m)

Having a front aspect double glazed tilt 'n' turn window overlooking the village and the open countryside. The room has exposed beams to the ceiling, central heating radiator with thermostatic valve and wall lamp points.

## BEDROOM TWO 7'10 x 6'7 (2.39m x 2m)

With a rear aspect double glazed window, exposed beams to the ceiling, wall lamps and a central heating radiator with thermostatic valve. There is a built-in wardrobe with hanging rail and storage shelving.

## FAMILY SHOWER ROOM 6'8 x 6'2 (2.03m x 1.88m)

With a rear aspect window with obscured glass. Suite with; tiled shower cubicle with mixer shower, pedestal wash hand basin with a tiled splashback and mirror over and close coupled W.C. The room has a central heating radiator and an extractor fan.

## OUTSIDE

To the front of the property is a courtyard garden with views over the village and a log store.

## SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

For Broadband speed please go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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