



Water Lane, Middleton MATLOCK DE4 4LY

welcome to

Water Lane, Middleton MATLOCK

This beautiful end terraced cottage offers a cosy, warm atmosphere with well-proportioned layout with features such as exposed stone wall, log burner, double bedrooms and exposed beams.



Lounge

13' 1" x 12' 2" (3.99m x 3.71m)

Entering the property directly into the lounge full of traditional charm, two double glazed windows offering natural light to pour in and views of the front garden, at the heart of the sitting room is the gas log burner within recessed stone fireplace, finished up with carpeted flooring offering balances of comfort and character.

Kitchen

11' 5" max x 9' 7" max (3.48m max x 2.92m max)

Leading on from the lounge down one small step the kitchen blends contemporary convenience with timeless charm. The space is thoughtfully designed with a rear-facing window that invites natural light in and peaceful views over the rear garden. The kitchen is fitted with wood-effect finished in a soft neutral green with stone-look worktops. Some integrated appliances are neatly built in including double oven, four-ring gas hob then space for freestanding fridge freezer and washing machine. The room benefits from spot lighting, a radiator and linoleum flooring.

Reception Room Two

5' x 8' 1" (1.52m x 2.46m)

This room features a soft carpet floor that adds warm and comfort, creating a cosy yet practical environment. A window allows plenty of natural light to stream in, a radiator provides reliable warmth, ensuring the room remains comfortable throughout the year. Designed as a versatile space, this room can easily adapt to suit a variety of needs such as dining room, family room, study or playroom. This space also allows access to the bathroom and rear garden.

Bathroom

Leading on from the second reception room, this spacious bathroom offers a clean and contemporary feel, featuring fully tiles surfaces. It is well-equipped with a WC and a sleep sink. Providing plenty of space for storage options. A heated towel radiator adds a touch of comfort, keeping the room warm and cosy. Natural light filters through the window, complementing the built-in extractor fan which

ensures the room remains well-ventilated.

Bedroom One

12' 3" x 13' 3" (3.73m x 4.04m)

This bright and welcoming bedroom is situated at the front of the home, benefiting from a window to the front elevation that fills the space with natural light. The soft carpeted floor adds warmth and comfort underfoot, while a radiator ensures a cosy atmosphere year-round. Well-proportioned and neutrally decorated, this room offers a peaceful retreat and can easily accommodate a range of bedroom furniture layouts.

Bedroom Two

11' 6" x 9' 8" (3.51m x 2.95m)

A cosy bedroom that offers a warm and inviting atmosphere, making it an ideal guest room. It features a carpeted floor for added comfort and a radiator to ensure a pleasant temperature in all seasons. A well-placed window allows natural light to brighten the space, enhancing its welcoming feel. Practical over stairs storage is neatly integrated, providing convenient space.

Front Garden

To the front of the property is both attractive and practical, featuring on-street parking for added convenience. A stone path leads to the main entrance; well-maintained shrubs add a touch of greenery enhancing the overall aesthetic.

Rear Garden

At the rear the garden is a charming rockery-styles space, thoughtfully landscaped and filled with a variety of mature shrubs that add texture and colour. A small patio seating area provides the perfect spot to enjoy a peaceful retreat.



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- Cottage style
- Country views
- Functional kitchen with walk-in pantry
- Gas log burner in the lounge
- Private rear garden with mature planting and patio seating

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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