



King Street, Middleton, DE4 4ND

Located at the end of a cul-de-sac in the heart of this popular village, this home represents tremendous value for money. Occupying an elevated position with south-facing views over the village and up to Middleton Moor, the home is well-presented throughout.

It would make a perfect starter home and- with three spacious bedrooms and enclosed gardens - a lovely home for a young family too. The home has uPVC double-glazing, and has been redecorated with new carpets in several rooms.

On the ground floor, the entrance lobby opens into the spacious sitting room, then on through to the dining kitchen and a ground floor WC. On the first floor are three double bedrooms and the family bathroom. There are neat gardens to the front and rear, as well as plenty of on-street parking.

Middleton-by-Wirksworth is a small hilltop village with a multitude of walks and cycling routes leading from the village. Two differing pubs offer real ale and cooked meals. Wirksworth, with independent shops and restaurants, a health centre, schools and much more is within walking distance. The Peak District, Carsington Water and the High Peak Trail are all on your doorstep.

- Perfect starter home or home for young family
- Smartly decorated throughout with new carpets
- Vacant possession and no upward chain
- Walking distance to primary school
- Located at end of a quiet cul-de-sac
- South-facing garden
- Council Tax Band B
- Three double bedrooms
- Elevated, panoramic south-facing views
- Close to two pubs and countryside walks

£190,000

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Front of the home

Enter the front garden through a wooden gate and descend five stone steps to the path, which leads to the front door. There is a neat lawn on the left and timber fences form boundaries on both sides. A path on the right leads to a gate into the rear garden.

Entrance Lobby

Step through the half-glazed composite front door with chrome handle and letterbox into the entrance lobby. This space is carpeted and has a radiator, ceiling light fitting and space for coat hooks on the right-hand wall. Immediately in front are stairs up to the first floor, whilst a paneled door leads into the sitting room on the left.

Sitting Room

14'5" x 12'5" (4.4 x 3.8)

Freshly decorated and with a large picture book north-facing window, this is a light and airy room. The room has a new carpet, radiator and high ceiling with light fitting. The focal point is the granite fireplace with gas fire, pine mantelpiece and surround. The alcove to the right has lots of fitted shelving, whilst to the left is a fitted cupboard with wide shelf above - the perfect spot for a television. The room has plenty of space for seating and additional furniture, whilst a cute cubby hole on the right is a useful space to store a vacuum cleaner and other items - and houses the Worcester boiler. Like all rooms in the home, there are traditional high skirting boards.

Dining Kitchen

17'6" x 7'2" (5.35 x 2.2)

The spacious kitchen has room on the right for a breakfast table or small/folding dining table, a fridge-freezer and storage. This area has tile-effect vinyl flooring, a radiator, ceiling light fitting and doors to the WC and out to the side passage, leading to the front and rear gardens.

The main kitchen on the left has a long U-shaped worktop with a range of high and low cabinets, drawers and full-height cupboard. In the centre of the worktop is an integrated four-ring gas hob with brushed chrome extractor fan above and electric oven below. The kitchen also includes an integrated dishwasher and space and plumbing for a washing machine. The integrated stainless steel sink and drainer with chrome mixer tap is set beneath a wide south-facing window with views over the rear garden and beyond. This kitchen has ceiling spotlights above.

Ground Floor WC

5'6" x 2'7" (1.7 x 0.8)

With tile-effect vinyl flooring, this room has a ceramic WC and patterned double-glazed window.

Stairs to first floor landing

Heading upstairs from the entrance lobby, the carpeted stairs have a handrail on the right. At the landing is a tall window on the right and loft hatch above. The loft is part-boarded and has a pull-down ladder. Matching paneled doors with chrome handles lead into the three bedrooms and family bathroom.

Bathroom

9'2" x 5'8" (2.8 x 1.75)

With tile-effect vinyl flooring, this room has a white three piece suite. The bath has a tiled surround, chrome mixer tap and useful shower attachment with wall-mounted fixing. To the right, the vanity unit has a large ceramic bowl atop with swan neck chrome mixer tap. There is a ceramic WC with integrated flush, frosted double-glazed window, ceiling spotlights and a chrome vertical heated towel rail.

Bedroom One

11'7" x 9'2" (3.55 x 2.8)

Situated at the front of the home with a wide north-facing window, this spacious double bedroom is carpeted and has plenty of room for a double bed and additional furniture. There is a radiator and ceiling light fitting.

Bedroom Two

10'7" x 8'2" (3.25 x 2.5)

There are spectacular far-reaching south-facing views from the elevated position of this double bedroom. Located at the rear of the home, it is carpeted and has a radiator and ceiling light fitting.



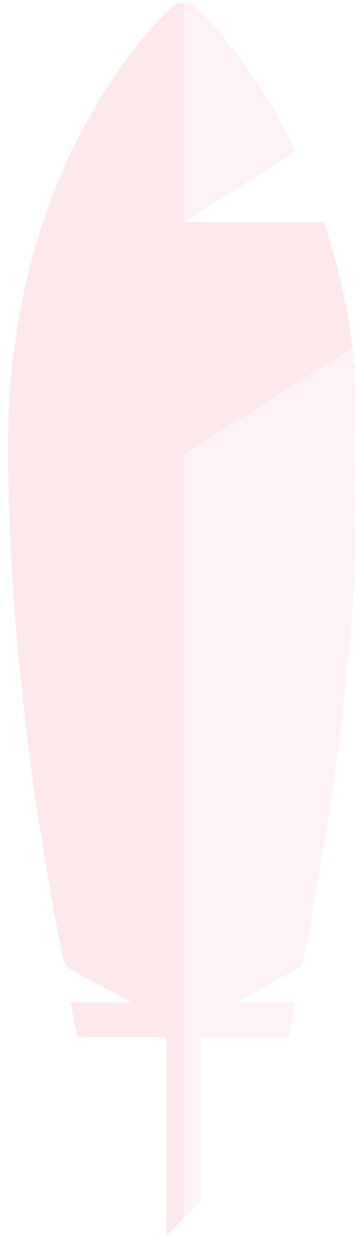
Bedroom Three

9'0" x 7'2" (2.75 x 2.2)

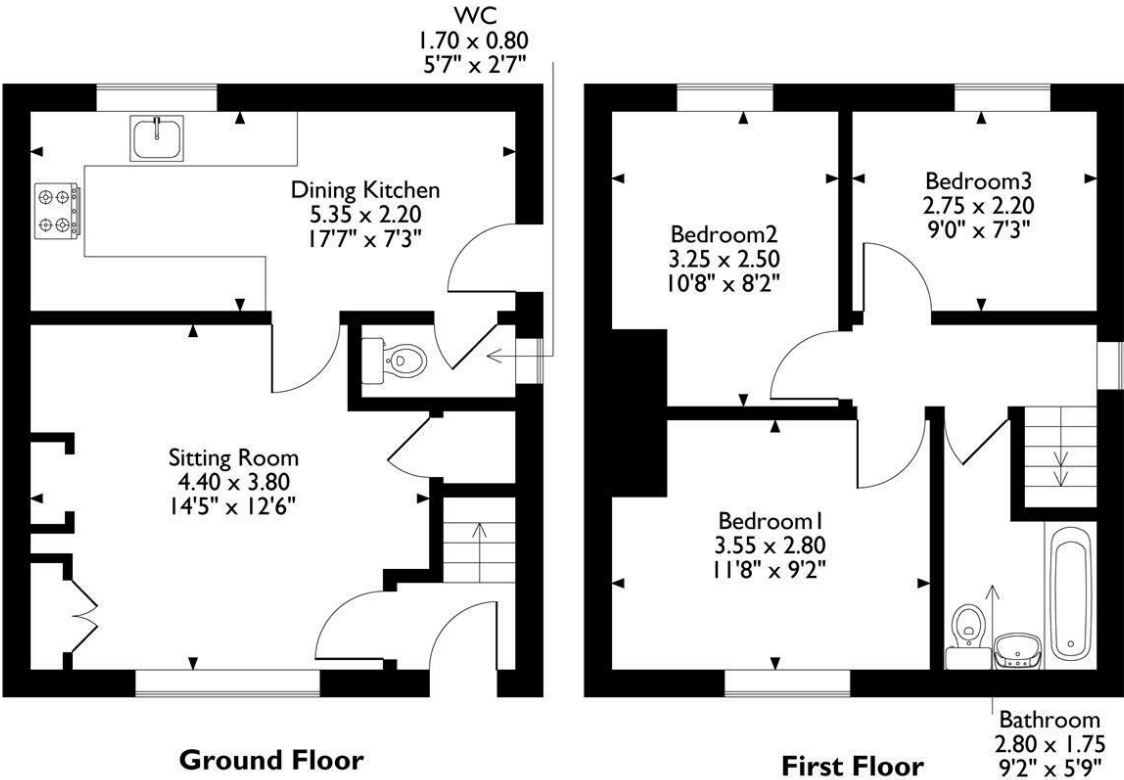
Also located at the rear of the home and with similar tremendous views over the village and up to Middleton Moor, this can be another double bedroom or roomy single. It would also be a perfect nursery or home office, if you can avoid being distracted by those views! This bedroom is also carpeted and has a radiator and ceiling light fitting.

Rear Garden

Accessed from the door from the dining kitchen or via the side gate, the garden has a wide patio which is a perfect spot to relax with friends and family, whilst drinking in the views. The lawn has stepping stone paving down the middle, leading to a sheltered patio area in the top-right corner of the garden. Opposite that is a raised flower bed/vegetable garden. On each side of the lawn are two small planted border areas. Tall timber fences to the left and right, as well as a picket fence at the far end form the boundary of the garden. There is an outside tap and electric power points. It's a wonderful south-facing sanctuary which is a perfect area for children to play safely and families and friends to gather.



14 King Street
Approximate Gross Internal Area
66 Sq M / 710 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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