



## Rise End, Middleton, DE4 4LS

This stylish three-storey family home has an immaculate tiered garden with far-reaching views to surrounding countryside. With parking for two vehicles and a garage, the home is located within a couple of minutes' walk of the village primary school, the High Peak Trail and countryside walks in all directions. It is very well presented and has spacious rooms and plenty of storage.

On the ground floor is a large reception hall and roomy double bedroom. To the first floor is a large sitting room, huge kitchen-diner, utility room and a double bedroom which is currently used as a combined home office and music room. On the second floor are two further bedrooms (one en-suite with a walk-in wardrobe) and the family bathroom.

To the rear of the property, the landscaped tiered garden has been lovingly curated over 20+ years and has areas for outdoor dining, a lawn and mature planted borders.

At the front of the building, there is space for two vehicles to park immediately in front of the home and garage.

Middleton-by-Wirksworth is a small hilltop village with a primary school, village hall and 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.

- Substantial 3 storey 4 bedroom home
- Immaculate tiered garden with outdoor dining areas
- Vibrant village with pubs and village hall with cinema nights
- Spacious rooms and lots of storage
- Master bedroom with en-suite and walk-in wardrobe
- Far-reaching views of hilly countryside
- Huge kitchen-diner and separate utility room
- Garage and parking for 2 vehicles
- Close to schools, the High Peak Trail and countryside walks
- EPC rating C

**£375,000**



# Rise End, , Middleton, DE4 4LS

## Front of the home

Located at the southern end of this popular village, this spacious stone-built cottage has a neat tiled roof with chimney and a wide facade with integral garage. A path on the right leads through a gate into the rear garden. There is space immediately in front of the home to park two vehicles. Enter the home through a part-glazed composite front door with chrome handle and letterbox.

## Entrance Porch

A useful space to kick off boots after a hearty local walk, the porch has a tiled floor and ceiling light fitting above. A part-glazed timber door opens into the Reception Hall.

## Reception Hall

This wide and welcoming entrance to the home also gives a foretaste of some of the delightfully-quirky room shapes above. The hall has a pine laminate floor and high ceiling with light fitting. On the right is a high level wall-mounted bookcase with space below for a desk or, as shown here, piano. There is a large under-stairs cupboard, stairs to the first floor landing, a tall east-facing window and door through to Bedroom One.

## Bedroom One

12'5" x 10'5" (3.8 x 3.2)

Setting the tone for the whole house, this is a large bright and airy room. The pine-effect laminate flooring and quality white wallpaper enhance the light flooding in through the wide east-facing window. There is lots of space for a double bed and additional furniture. The room has a radiator, a wall-mounted electric heater and ceiling light fitting. In the right corner is a fitted full-height pine cupboard with shelving.

## Stairs to first floor landing

These stairs are a lot of fun! They rise in short bursts of a few steps right and left onto the first floor landing. The long landing has a radiator, ceiling light fitting and doors into the sitting room, kitchen-diner and bedroom 2/study. Towards the end on the left are stairs up to the second floor, with space immediately beyond for a bureau or other item of furniture.

## Sitting Room

21'3" x 13'11" (6.5 x 4.25)

A pretty timber door with decorative glazed panels leads into this huge room, which is bathed in natural light through the two large east-facing windows. The quirky shapes continue here, offering useful spaces in which to place a TV cabinet and other furniture or seating. The chimney currently houses a gas fire but can be easily reinstated to be an open fire or wood burner. The fire is set upon a marble hearth and surround with timber mantelpiece.

The sitting room has a beamed ceiling, radiator, dado rail and is carpeted.

## Dining Room

13'9" x 10'2" (4.2 x 3.12)

The huge kitchen-diner is neatly divided with a wide open entrance between the two, with sturdy oak beam above. The dining room has a tiled floor which runs seamlessly through to the kitchen. Light floods in from the east-facing window here and the large west-facing window looking out from the kitchen to the garden. In this room there is ample space for a dining table seating 6+ diners, as well as a sideboard and additional furniture. The room has a beamed ceiling with light fitting and a radiator.

## Kitchen

14'1" x 9'8" (4.3 x 2.95)

The high quality modern kitchen has fitted high and low level cabinets and a long L-shaped worktop with tiled splashbacks. At the right-hand end is space and power for a fridge-freezer. The Belling stove has a five-ring gas hob, ovens, grill and a brushed chrome extractor fan overhead.

An integral 1.5 sink and drainer with chrome mixer tap is set beneath a wide window with such great views of the garden that you might choose never to use the dishwasher! The kitchen also includes a radiator, wall-mounted pine dresser on the left, a beamed ceiling with light fitting and door to the utility room.



### Utility Room

6'2" x 5'6" (1.9 x 1.7)

The tiled floor flows seamlessly through from the kitchen. This room has a worktop with space and plumbing below for a washing machine and dishwasher. There is also space for a tumble dryer, refrigerator, etc and the room includes a modern Worcester boiler, window and half-glazed door to the rear garden.

This is also another handy space in which to store footwear and coats, with the door leading out to the rear garden and through a gate out to the front of the home.

### Bedroom Two/Study

10'7" x 9'8" (3.25 x 2.95)

This is a very pleasant room, with fully-glazed double French doors out to the rear garden. Currently used as a large study and music room, it could also be a double bedroom or large single bedroom. On the right, the full-length fitted desk has a bookcase above and space on the left-hand wall for more bookcases, storage or a guest sofa bed. The room is carpeted and has a radiator and ceiling light fitting.

### Stairs to second floor landing

Carpeted stairs with a pine banister and spindles lead up to the roomy second floor landing. A Velux window brings light in and there is room for a tall chest of drawers. There is a ceiling light fitting and matching white doors with brass handles lead into two further double bedrooms and the family bathroom.

### Bedroom Three

10'7" x 10'5" plus 5'8" x 5'1" (3.25 x 3.2 plus 1.75 x 1.55)

This lovely trapezium-shaped master bedroom is a real gem and full of surprises. The room is carpeted and there are views through the square Velux window to the tree-filled rising hillside above the rear garden. With a radiator and ceiling light fitting, the room has doors into a huge walk-in wardrobe and en-suite shower room. The walk-in wardrobe has lots of fitted hanging rails, shelving and a light fitting.

### En-Suite Shower Room

7'6" x 5'2" (2.3 x 1.6)

The spacious shower room has glossy black ceramic floor tiles which contrast nicely with the white floor-to-ceiling wall tiles. To the left, the large shower cubicle has a pivoting glass door and mains-fed shower. There is a ceramic pedestal sink with chrome mixer tap and a ceramic WC with integral flush. The room also includes a Velux window, chrome vertical heated towel rail, extractor fan and recessed ceiling spotlights.

### Bathroom

10'7" x 6'4" (3.25 x 1.95)

The roomy bathroom has a seaside feel with white tiled walls and pale blue panelled bath and vanity unit doors. The wide vanity unit on the left has a tiled shelf and ceramic inset sink with chrome taps. The bath has a chrome mixer tap with mains-fed shower over and pivoting glass screen. There is a ceramic WC, chrome vertical heated towel rail, frosted double-glazed window and ceiling light fitting.

### Bedroom Four

10'7" x 10'4" (3.25 x 3.15)

A large double bedroom, a great feature of this room is the long eaves storage cupboard. It's a peaceful bedroom at the rear of the home, filled with birdsong from the garden. The room is carpeted and has a radiator, ceiling light fitting and Velux window.

### Rear Garden

Significantly improved and lovingly tended over a long period of time, this quiet sanctuary has splendid views either side of the home to the verdant hilly countryside beyond. Accessed from the utility, bedroom two and side gate, all entrances alight onto a patio area with room for seating - including a built-in tiled bench - and planters. There is an outside light, outside tap and power points.

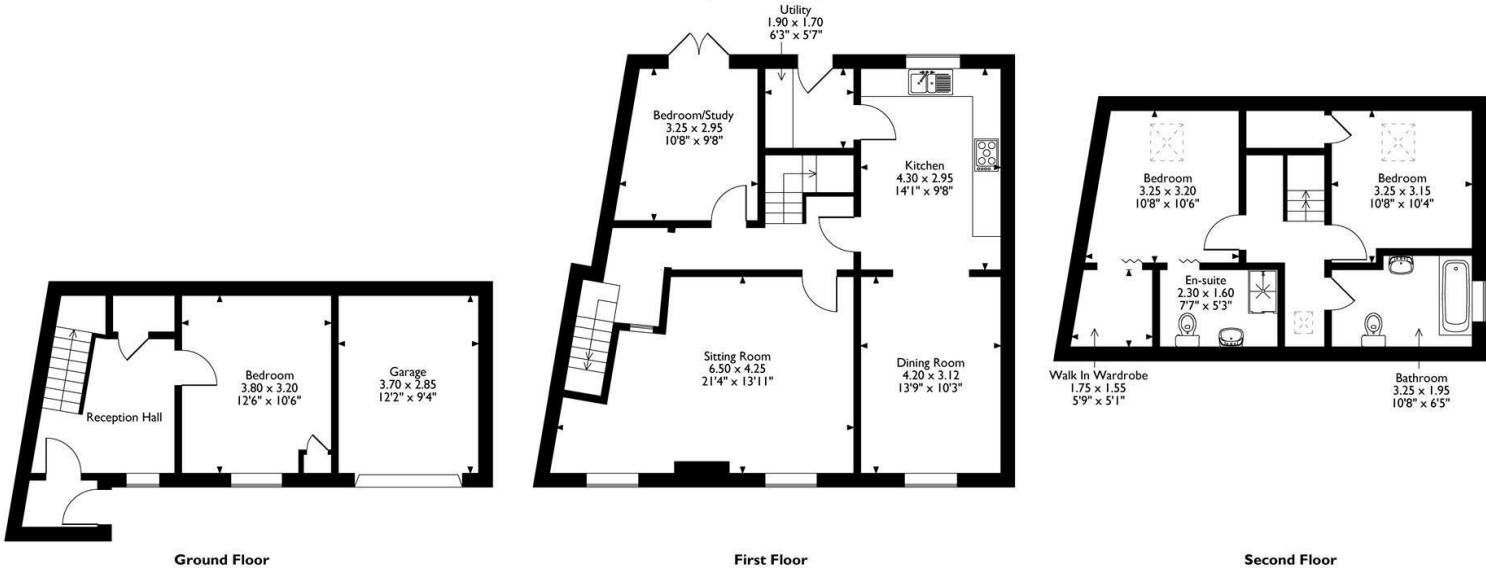
Steps lead up to the first tier, which has a neat rectangular lawn with stepping stones, a water feature and flower beds at each end.

Tier two has a large paved dining patio, sunken flower bed and colourful bushes on the left.

Gravel steps lead further up to a pretty rockery garden with large Italian cypress tree, fiery Japanese pieris and white candytuft plants. A dry stone wall forms the boundary on the left and at the top, with a timber fence on the right.



35A Rise End  
Approximate Gross Internal Area  
153 Sq M / 1647 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		