



## The Alley, Middleton, DE4 4LP

There's so much to love about this wonderful home. The breathtaking dining terrace is one of three outdoor spaces and has panoramic views over rooftops to the hilly countryside beyond. With off-road parking, a large garage-workshop, modern kitchen, two bathrooms and elegant decor, this is a splendid home suitable for all types of people.

Set across three storeys on a quiet lane in the centre of the village, enter the home from the front dining patio area into the middle (ground) floor. The stunning kitchen-diner opens out on the right and double French doors open onto that splendid large terrace. On this floor, the current owners use what has previously been a fourth bedroom as a combined snug/study and the main bathroom is adjacent to that.

On the lower ground floor is a delightful sitting room, a bedroom with huge utility cupboard (more on that later!) and a sheltered outdoor seating area betwixt the off-road parking space and cavernous garage/workshop. In keeping with the versatility of this home, that outdoor seating area was previously a second parking space and can easily be reinstated as such.

To the first floor are two more double bedrooms and a shower room.

Middleton-by-Wirksworth is a small hilltop village with a multitude of walks and cycling routes leading from the village. Two differing pubs - the Nelson and Rising Sun - 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.

- Elevated far-reaching panoramic views
- Off-road parking for 1-2 vehicles
- On quiet lane in the heart of this popular village
- 3 storey home with 4 bedrooms and 2 bathrooms
- Large terrace off kitchen-diner with space for dining and seating
- Large garage-workshop
- Upgraded to a very high standard
- Three versatile outdoor spaces
- Modern bespoke fitted kitchen
- Stylish decor and immaculately presented

**£350,000**



# The Alley, , Middleton, DE4 4LP

## Front of the home

Accessed up a gentle rise from Main Street, the off-road parking space on the left has a timber fence and gate, opening into the lower ground floor seating area and garage-workshop. Between the driveway and The Alley is a small rockery garden and steps leading up to the front dining patio area. A dry stone wall with decorative iron fence above forms the front boundary. This wide paved patio has plenty of room for seating and outdoor dining.

The stone-built cottage has a tiled roof and an outside light beside the uPVC part-glazed front door. This is a very pleasant, quiet spot for a drink and natter with any passing neighbours.

## Kitchen-Diner

23'9" x 19'10" (7.25 x 6.05)

This is an uplifting bright and airy entrance to the home. Light floods in from the east-facing double French doors to the terrace and a tall south-facing window. The room has light oak-effect laminate flooring, which flows seamlessly through towards the lounge and family bathroom. Stairs to the first floor are immediately in front, with stairs to the lower ground floor in the top-left corner.

The sleek modern bespoke fitted kitchen has a vaulted beamed ceiling. On the right, the specially-built corner unit has a chest-height AEG double oven and grill. A long, deep worktop extends around to the left and incorporates a four-ring electric hob with a brushed chrome and glass extractor fan above. The large east-facing window above the sink demonstrates the sheer depth of the thick walls. That sink is a modern Franke-branded angular stainless steel 1.5 sink with chrome mixer tap. There are a large number of low-level cabinets including a fitted AEG dishwasher. We love the unique sparkly splashback tiling at the back of the worktops too!

There are two ceiling light fittings and a small window looking out to the front dining patio.

The dining area has a huge cylindrical modern log burner with flue set upon a large plinth. There is space for a six-seater dining table and additional seating or furniture. This area of the room also has a ceiling light fitting, wall lights and doors out to the terrace.

## Terrace

This simply wonderful space has lots of room for an outdoor dining set and additional seating. It is not overlooked and so this private area has panoramic south and east facing views over the village rooftops to the verdant countryside beyond. The terrace has a natural feel, with painted low level walls and fencing with integral lighting. There are additional wall-mounted lights too and external power points.

This is a peaceful and serene spot for relaxing and dining all day long.

## Bedroom Two (currently a Snug-Study)

11'5" x 9'0" (3.5 x 2.75)

Previously a fourth bedroom, this room is now utilised by the current owners as a combined snug and home office. The spacious dual aspect room is flooded with natural light from the windows at each end - and the light feel is enhanced by the crisp white walls and high ceiling. The room has pine-effect laminate flooring, a modern electric fire on a plinth and ceiling light fitting.

## Bathroom

7'10" x 4'3" (2.4 x 1.3)

The contemporary bathroom has a long rectangular bath with chrome taps, a ceramic WC and chrome vertical heated towel rail. A ceramic sink with waterfall chrome mixer tap sits atop a white vanity unit. The room also has a cute deep-set window, recessed ceiling spotlights and extractor fan.

## Stairs to lower ground floor

Carpeted stairs wend down from the dining area to the landing at lower ground floor level. There is a sturdy oak beam - which flows into the sitting room and bedroom - and ceiling light fitting overhead and there is also a wall-mounted electric heater.



### Bedroom One

11'1" x 10'11" (3.4 x 3.35)

Doubling up as an ingenious utility room, this spacious double is currently used as an occasional guest bedroom. So when the wardrobe doors open to reveal deep spaces housing a fridge-freezer, washing machine and tumble dryer, we marvelled at the clever use of the room. The left-hand wardrobe door opens to reveal an actual wardrobe! It has a hanging rail and there are three large high-level cupboards above. The room is carpeted and has a ceiling light fitting and wall-mounted electric heater.

### Sitting Room

13'1" x 10'9" (4 x 3.3)

We adore this beautiful cosy space. The original stone fireplace and substantial oak ceiling beam add character to this lovely room. There is an electric fire within the fireplace and, in the top corner, a cute cubby hole with oak door houses the meter cupboard.

The room has light oak-effect laminate flooring, two ceiling light fittings, wall lights, a radiator and tall window. A part-glazed uPVC door with fitted blinds and recessed floor barrier mat opens to the lower ground floor garden area.

There is plenty of room here for sofas and additional furniture - and in a home full of versatile rooms, this could even be another bedroom with private terrace.

### Lower Garden

This private sheltered space is bounded by stone walls on the two longest sides and a timber fence and gate out to the driveway. As mentioned earlier, this area could quite easily be reinstated to become a second parking space. There is plenty of room here currently for seating, a log store and barbecue.

### Garage

15'8" x 8'8" (4.8 x 2.65)

This huge garage-workshop has a concrete floor and brick/stone walls and wide timber doors. It's a cool storage space with lighting and power.

### Stairs to second floor landing

Carpeted stairs lead up from the ground floor to an extensive L-shaped landing. It has a vaulted ceiling with exposed oak beams and light fitting. Matching white panelled doors with chrome handles lead into two double bedrooms and a shower room.

### Bedroom Three

11'5" x 8'8" (3.5 x 2.65)

Currently used as a dedicated dressing room, this double bedroom has a vaulted ceiling and large west-facing window. The room is carpeted and has a radiator and ceiling light fitting.

### Shower Room

8'6" x 3'11" (2.6 x 1.2)

With added sparkle! A large corner cubicle has curved glass doors and houses an electric shower with rainforest shower head and sparkly easy-clean walls. The wide vanity unit has drawers and a curved ceramic sink with chrome mixer tap. There is a ceramic WC with integral flush and contemporary tiled floor, chrome vertical heated towel rail, extractor fan, ceiling light fitting and a tall fitted cupboard on the right.

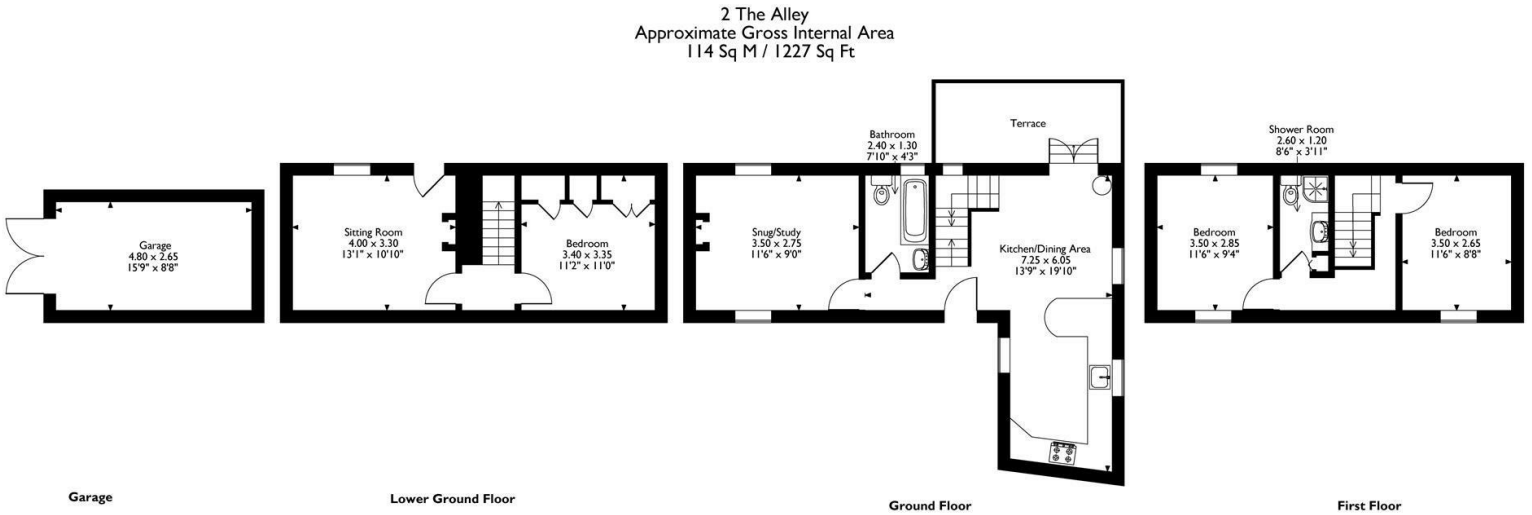
### Bedroom Four

11'5" x 9'4" (3.5 x 2.85)

This beautiful dual aspect room has far-reaching east facing views. It is another room with a vaulted beamed ceiling and light fitting. The room is carpeted and has a radiator and plenty of room for a double bed and additional furniture.

\*N.B. EPC pending\*





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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET  
TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP  
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315