



GRANT'S
OF DERBYSHIRE

Nelson Close, Matlock DE4 4LB
Offers Around £189,995

This two bedroom home with stunning views and a south facing garden located in the heart of the popular village of Middleton-by-Wirksworth is available For Sale. Set over four levels and built in 2003 to conservation area standards, the property is well presented and briefly comprises: Sitting Room to the lower ground floor, Entrance Hallway, Dining Kitchen & WC to the ground floor, Bedroom one & Family Bathroom to the first floor & Bedroom Two to the second floor. Ideal Investment/First Time Buy. No Upward Chain. Viewing Highly Recommended.

Location

Middleton is a historic village with a thriving community, primary school and pub, and is around 1.5 miles from the centre of Wirksworth and less than 5 miles from Matlock. It is approximately 15 miles from Derby to the South or Chesterfield to the North and within 26 miles you can be in Sheffield or Nottingham city centres. The village itself hosts many social events including live music nights, quizzes and the popular open gardens weekend. There is an abundance of walks from the doorstep, with the High Peak trail nearby linking you to the glorious Peak District countryside.

Number One

Located on a cul de sac just off the village centre and next to the "Millennium Gardens" park, the property was built in 2003 to conservation area standards, and stands just outside the edge of the current conservation area. The house benefits from hardwood double glazing and gas central heating via the combi boiler.

Ground Floor

Approached from Nelson Close by a path along the front of the terrace, the part glazed front door opens into the:

Entrance Hall 11'0" x 9'4" (3.36 x 2.86)

A spacious entrance hall welcomes you in to the property and provides plenty of room for coat and shoe storage amongst other household or outdoor items. Stairs to the right lead up to the first floor and down to the lower ground floor. Doors open to the Dining Kitchen and the Cloakroom:

Cloakroom 1.56 x 0.89

With a two piece suite consisting of a white low level flush WC and wall hung wash hand basin, with an extractor fan and vinyl flooring.

Dining Kitchen 3.36 x 2.61

With fantastic views from the window, the kitchen has white tiled splash backs, stone effect vinyl flooring and is fitted with a range of wooden wall, base and drawer units with a granite effect worktop over and a sink with mixer tap ideally situated beneath the window. Integrated appliances include a four ring gas burner hob with extractor hood over, a single electric oven and fridge/freezer. There's space and plumbing for a washing machine and room for a dining table and chairs.

Lower Ground Floor

From the main entrance hall, stairs lead down to a door which opens into the:

Sitting Room 5.59 x 3.37

With a rear aspect window with lovely views and a part glazed rear door providing direct access to the south-facing rear garden. Of a good size, this room lends itself to a Sitting Area but has extra space for a Study, Play Area or even room for a Sofa Bed for when guests come to stay. There's pendant ceiling lights as well as wall lights and a handy under stairs storage cupboard, ideal for household items.

First Floor

From the entrance hall, stairs lead to the first floor landing with a window to the front aspect, a second set of stairs lead to Bedroom 2 on the second floor and doors lead to the Family Bathroom & Bedroom One.

Bedroom One 3.36 x 2.45

A spacious double bedroom with a rear aspect window and stunning countryside views.

Bathroom 2.38 x 1.43

A fully tiled room with vinyl flooring, inset spotlights and an extractor fan. This room is fitted with a three piece suite comprising panelled bath with mains shower over, dual flush WC and a pedestal wash hand basin.

Second Floor

From the first floor landing, stairs lead to the second floor landing and there's a large built in storage cupboard to the side. A door opens into:

Bedroom Two 5.24 x 3.37

A second double bedroom with under-eaves storage, exposed ceiling beams and a velux roof window providing stunning countryside views.

Outside & Parking

This property benefits from a sunny, south-facing rear garden which has a flagstone patio with beautiful countryside views and a spacious lawn with bordering hedgerow and shrubs. The garden is fully enclosed with timber fencing and a wrought iron gate. The property has one allocated private parking space and ample on street parking is available nearby.

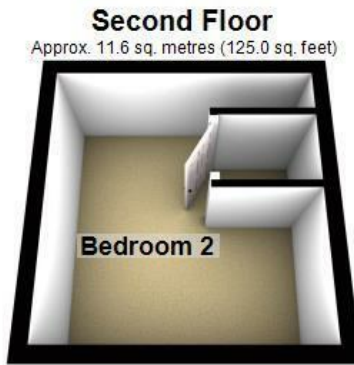
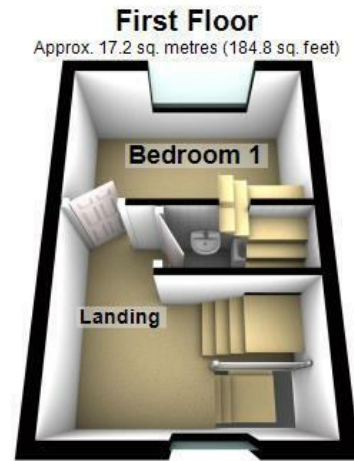
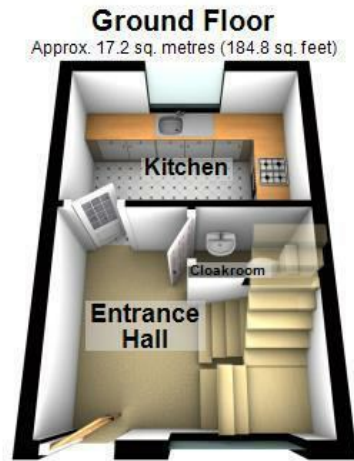
Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1730 per annum.

Directional Notes

From the Grant's of Derbyshire office in the centre of Wirksworth, head up the hill on Harrison Drive (B5023) towards Cromford. At the Lime Kiln pub, fork left to stay on the B5023 to Middleton-by-Wirksworth. Continue under the bridge and through the village, and park near the Nelson Arms pub near the top of the hill. Nelson Close is on the right hand side where the property can be located on the right, identified by our For Sale Board.





Total area: approx. 63.1 sq. metres (679.4 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

