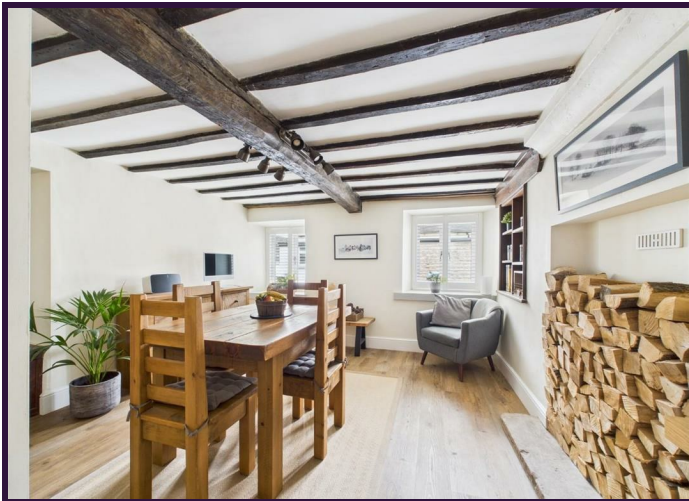




GRANT'S
OF DERBYSHIRE

10 Duke Street, Matlock DE4 4NB
Offers Around £350,000

Grant's of Derbyshire are delighted to offer For Sale this delightfully spacious and characterful three bedroomed detached cottage located in the centre of the sought after village of Middleton by Wirksworth. The property is well presented throughout and has the benefit of double glazing and gas central heating. There is underfloor heating on the ground floor and stylish column radiators on the first floor. The accommodation briefly comprises porch, inner hallway, utility/downstairs WC, sitting room with Log burner, dining kitchen on the ground floor and a bathroom, two double bedrooms and a single bedroom/study on the first floor. There is a driveway providing parking for one vehicle as well as a garage and there is a well proportioned and private garden to the rear. Viewing highly recommended.



Ground floor

The part glazed door to the front of the property opens into the

Entrance porch 4'11" x 6'1" (1.50 x 1.86)

With tiled flooring and a window to the side as well as the front aspect, this is a useful space for the hanging of coats and removal of footwear. A door ahead provides access to the

Entrance hall 10'8" x 5'10" (3.27 x 1.79)

With a large window to the side aspect overlooking the driveway and garage. A door leads to the sitting room and a sliding door opens to the

Utility/Downstairs WC 4'6" x 5'10" (1.39 x 1.78)

Up one step from the inner hallway is this room which has tiled flooring and an obscure glass window to the rear aspect. There is space and plumbing for a washing machine with space adjacent for additional white goods as required and useful storage on shelves above. There is also a dual flush WC and a wall mounted wash hand basin with mixer tap.

Living room 20'2" x 10'0" (6.15 x 3.07)

Two steps down from the inner hallway is this most welcoming and spacious living room. The focal point is the fireplace with substantial stone hearth and lintel which houses the log burner. With painted stonework to the walls and additional characterful details such as the exposed ceiling timbers and the inset book

cases. There is a window to the front aspect, and to the rear of the room a staircase leads up to the first floor. An opening provides access to the

Dining kitchen 20'10" x 12'5" (6.37 x 3.79)

This light dining kitchen is full of character with the exposed ceiling timbers, inset bench and bookcase. The dining area to the front of the room has the benefit of two front aspect windows letting in plenty of natural light, and the original stone fronted fireplace with raised hearth is used as a log store. To the rear of the room is a modern fitted kitchen, with inbuilt fridge and freezer and an inset sink with mixer tap.

First floor

The staircase leading up from the sitting room reaches the

Bedroom One 12'0" x 12'4" (3.66 x 3.78)

This is a very good sized master bedroom with a window to the front aspect.

Bedroom Two 11'10" x 9'10" (3.62 x 3.02)

Another good sized double bedroom, again with a window to the front aspect, and with the benefit of two substantial built-in wardrobes. There is also access to the second roof space from this room.

Bedroom Three/Study 8'1" x 7'4" (2.48 x 2.24)

This single bedroom has a window to the side

aspect and a large exposed beam to the ceiling. This room would also make an ideal office/study space.

Bathroom 7'11" x 9'7" (2.43 x 2.94)

This spacious bathroom offers a low flush WC and a P-shaped bath with shower over and a white vanity unit with mixer tap. There is an obscured glass window to the rear aspect, and the room is lit by inset spotlights. In the corner is a built-in cupboard which houses the combination boiler.

Outside/Parking

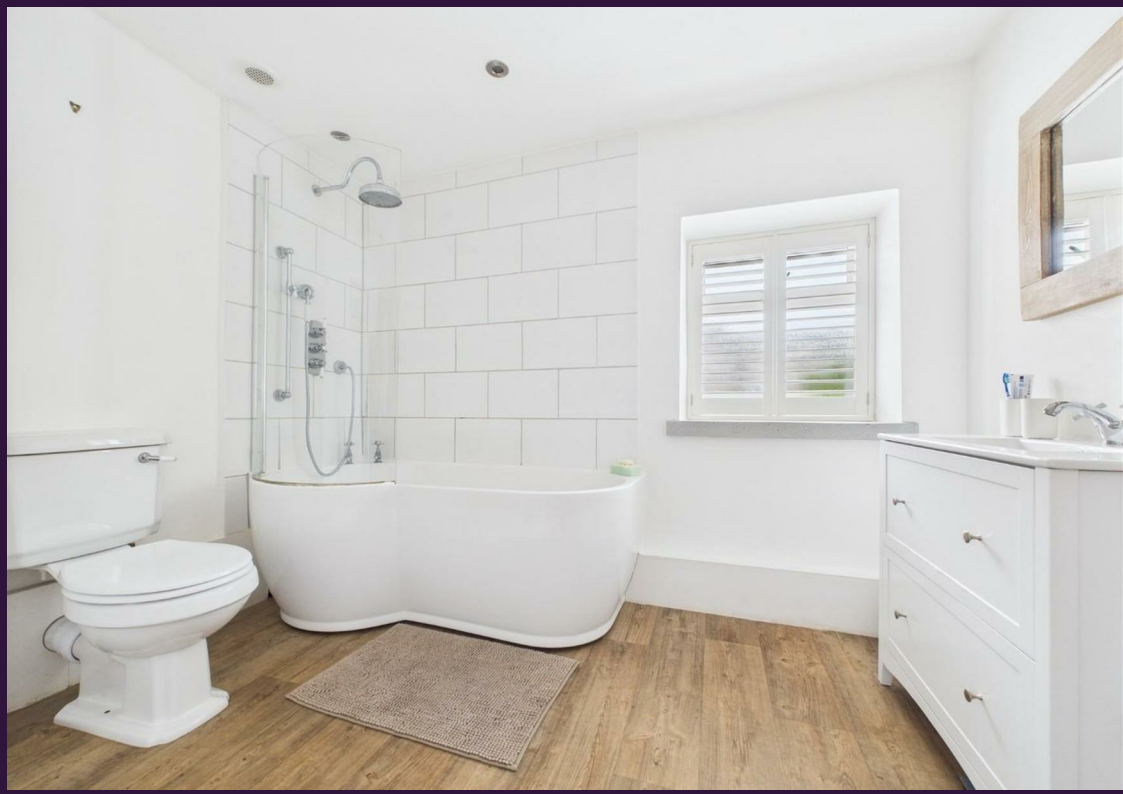
To the side of the property is a driveway allowing parking for one vehicle and providing access to the garage, with the benefit of power and light. A pathway leads to the rear and up stone steps to a well proportioned, low-maintenance garden with well stocked borders. More stone steps lead up to a paved private seating area. The outside spaces are enclosed by a range of established hedging, dry stone walling and timber fencing.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum.

Directional notes

From our Wirksworth office at the Market Place, take the B5036 towards Cromford turning left by the Lime Kiln public house onto the B5023. Follow the road up into Middleton passing the church and the school and at the top of the village, a short distance after The Rising Sun public house, take a right turn onto Duke Street. Number 10 is located on the left hand side. The postcode is DE4 4NB.





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.

