

for sale

£385,000 Freehold



## The Alley Middleton Matlock DE4 4LP

- Energy Rating: E
- ENCHANTING DETACHED COTTAGE FULL OF CHARACTER
- LOCATED IN THE QUIET VILLAGE OF MIDDLETON
- PRIVATE GARDEN WITH STUNNING VIEWS



# Property Details

## Entrance Porch

The door opens into the spacious lounge, offering a warm and welcoming living area.

## Lounge 20' 4" x 12' ( 6.20m x 3.66m )

A generously proportioned lounge brimming with character, featuring elegant wood flooring and a charming log burner set within a brick surround that anchors one end of the room. At the opposite side, a second fireplace fueled by gas adds warmth and symmetry, complemented by built-in shelving for both style and storage. UPVC double-glazed windows to the front elevation, while a door leads seamlessly into the spacious dining kitchen—perfect for entertaining or family life.

## Dining Kitchen 24' 8" x 10' 9" ( 7.52m x 3.28m )

The dining kitchen is a spacious and welcoming hub of the home, featuring wood flooring and a UPVC arched double-glazed window to the rear elevation that fills the room with natural light. A door leads to the rear lobby, with additional access to a downstairs W.C While an open staircase rises to the first-floor accommodation.

The kitchen itself is beautifully appointed with a range of wall and base units, complemented by matching drawers and stylish wood block worktops. A classic Belfast sink sits beneath splashback tiling, adding to the cottage charm. There's ample space and plumbing for a washing machine, room for a fridge freezer, and a striking 'Range' gas oven—ideal for those who love to cook. A generous dining area completes the space, perfect for family meals or entertaining guests.

## Bedroom One 12' 4" x 12' 1" ( 3.76m x 3.68m )

A spacious double bedroom featuring a UPVC double-glazed window to the front elevation, allowing for plenty of natural light. The original fireplace adds charm and serves as a striking focal point, enhancing the room's character. Soft carpeting underfoot completes the cosy and inviting atmosphere.

## Bedroom Two 10' 9" x 10' 5" ( 3.28m x 3.17m )

A well-proportioned double bedroom situated at the rear of the property, featuring a UPVC double-glazed window that offers a pleasant outlook and plenty of natural light. The room benefits from a fitted wardrobe, providing practical storage, and is finished with carpeted flooring.

## Bedroom Three 12' 1" x 10' ( 3.68m x 3.05m )

Another generously sized double bedroom positioned at the front of the property, featuring a UPVC double-glazed window that welcomes natural light. The room is finished with carpeted flooring.

## Family Bathroom

A generously sized bathroom featuring a UPVC obscure double-glazed window to the rear elevation, ensuring both natural light and privacy. The room is fitted with a modern three-piece white suite, comprising a bathtub, shower over the bath, W/C and a sleek heated towel rail—combining comfort

with contemporary style.

## Outside

Tucked away in a peaceful and secluded setting, the property benefits from off-road parking and sits on a generous plot that enhances its sense of privacy. The beautifully maintained garden is a true highlight, featuring mature borders filled with flowers, trees, and shrubs that create a tranquil, picturesque retreat. A patio area provides the ideal spot for outdoor dining or relaxing, while steps lead to an elevated lawned garden, complete with a decked area—perfect for soaking up the outstanding views or entertaining guests.





To view this property please contact Hall & Benson on

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Property Ref: BPR102222 - 0013

Tenure:Freehold EPC Rating: E

Council Tax Band: D

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