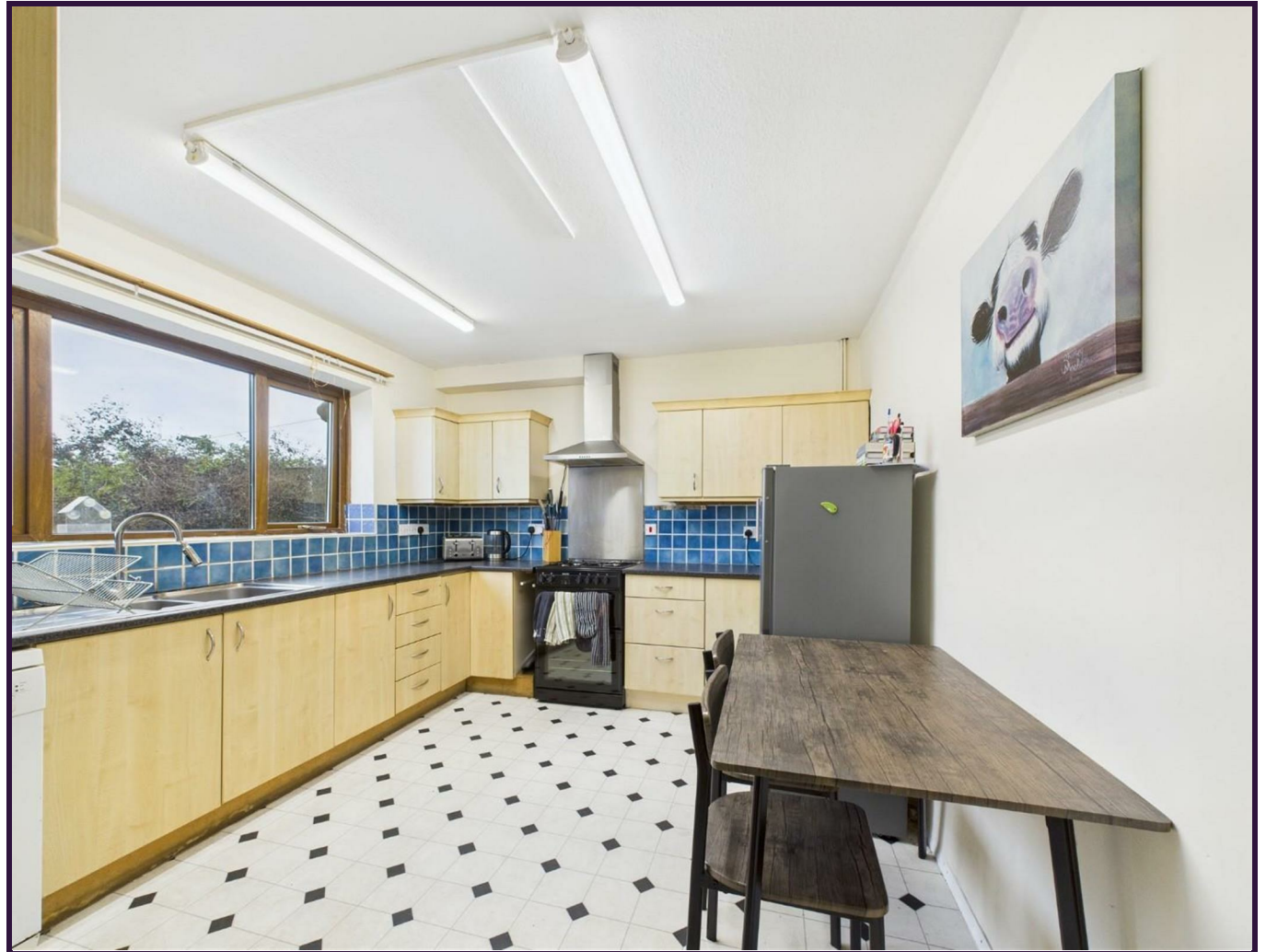




GRANT'S
OF DERBYSHIRE

Churchill Avenue, Middleton-By-Wirksworth, Matlock DE4 4NG
Offers Around £225,000

We are delighted to offer For Sale this three bedroom, semi-detached property located on a quiet cul-de-sac within the highly sought-after village of Middleton-by-Wirksworth. The accommodation briefly comprises: Entrance hallway, sitting room, dining kitchen, utility room and conservatory to the ground floor. To the first floor there is a bathroom, two generously proportioned double bedrooms and a single bedroom, which could alternatively be used as a home office. Externally, the property benefits from a rear garden with terrace area for outdoor dining which offers amazing views over the surrounding countryside, there is also a good sized front garden. No upward chain. Viewing is highly recommended. Virtual tour available.



Ground Floor

Paved steps lead past the well-stocked foregarden to a uPVC door which opens into the

Entrance Hallway 17'0" x 5'11" (5.20 x 1.81)

With a uPVC window to the side aspect and a built-in cupboard providing storage for household items which is adjacent to the kitchen. Stairs rise to the first floor landing and doors lead into the dining kitchen, conservatory and

Sitting Room 12'7" x 12'5" (3.86 x 3.81)

A good sized reception room with a uPVC window to the front aspect.

Dining Kitchen 10'3" x 12'5" (3.13 x 3.79)

Fitted with a range of matching wall, base and drawer units accompanied by a laminate worktop and tiled splashback. There is a one-and-a-half bowl, stainless steel sink with drainer and swan neck mixer tap, a gas oven and hob with extractor hood over. There is also plenty of space for a dining table and chairs and a large uPVC window which overlooks the rear garden and surrounding countryside.

Passageway 5'9" x 8'0" (1.76 x 2.44)

Providing access from the entrance hallway to the utility room and conservatory. There is a recess here which houses the boiler.

Conservatory 10'7" x 8'7" (3.24 x 2.64)

Providing views of the surrounding hills and countryside, the conservatory is made of wood-effect, double glazed UPVC with obscured glass to one side. French doors open out onto the patio.

Utility Room 7'10" x 9'7" (2.40 x 2.94)

With a part-glazed uPVC door which opens to the front garden, this space is perfect for storing outdoor shoes and coats, with tiled flooring throughout and space and plumbing for a washing machine. A door leads into the

Shower Room 5'7" x 5'4" (1.71 x 1.65)

Fitted with a thermostatic corner shower unit, a dual flush WC, wall-mounted sink and a ladder-style radiator. There is tiled flooring throughout.

First Floor

Stairs rise to the first floor landing where there is access to the three bedrooms and

Bathroom 5'8" x 7'3" (1.75 x 2.21)

Fitted with a three piece suite to include a dual flush WC, pedestal sink with mixer tap and panelled bath with thermostatic shower over. There is an obscured glass window to the rear aspect.

Bedroom One 12'7" x 11'1" (3.84 x 3.40)

A generously sized double bedroom with a large uPVC window to the front aspect.

Bedroom Two 10'3" x 10'9" (3.13 x 3.29)

Another well proportioned double bedroom with a large uPVC window to the rear aspect.

Bedroom Three 8'10" x 7'5" (2.71 x 2.28)

Perfect for a single bedroom with potential to be used as a home office. There is a uPVC window to the front aspect.

Outside & Parking

To the front of the property there is a tiered foregarden with a variety of planted trees and shrubs and paved steps which descend to the front of the house. At the side of the property there is a wooden shed which is included in the sale. To the rear, there is a patio area accessed directly from the conservatory, offering spectacular views over the surrounding countryside and leading down to a potential lawn area.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1,815.36 per annum.

The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

Directional Notes

The approach from our Wirksworth Office is to travel towards Cromford along Harrison Drive. Turn left at the Lime Kiln Public House onto the B5023. Travel up into the village passing the Church on the right hand side. At the top of the village turn right onto Duke Street. At the end of Duke Street turn right into Chapel Lane and then take the first turn left into Churchill Avenue where the property is located at the bottom of the cul-de-sac.

WhatThreeWords:windy.jammy.reassured.







Approximate total area⁽¹⁾
97.6 m²
1051 ft²

Balconies and terraces
12.9 m²
139 ft²

Reduced headroom
1.3 m²
14 ft²

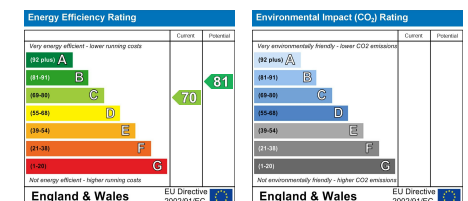
(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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.



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