

**STONECROFT
DUKE STREET
MIDDLETON
DERBYSHIRE DE4 4NB**



O A £399,950

An individual detached four bedroomed home with larger than average gardens, ample car parking and enjoying a popular village location.

Offering spacious four bedroomed accommodation, which is well presented throughout following recent upgrading works, this good sized family home is complemented by equally good sized gardens to both front and rear, quite rare when compared with more modern homes of today. Built of reconstituted stone circa 1980, there is the benefit of UPVC double glazing, stove fires to the main living areas with one providing central heating.

Set well back from the roadside, the house stands centrally to this popular Derbyshire Dales village which provides ready access to nearby attractions which include Black Rock, the High Peak Trail and Carsington Water. The Derbyshire Dales and neighbouring Peak District countryside are all readily accessible. The village also boasts a local primary school with shops and facilities available in neighbouring Wirksworth, Matlock and Ashbourne. The local road network provides commuter links to the cities of Sheffield, Derby and Nottingham.

- Individual detached house
- Spacious 4 bedroomed accommodation
- Ample parking
- Large gardens
- Village location
- UPVC double glazing



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ACCOMMODATION

Sheltered beneath an open porchway, a wood grain effect UPVC double glazed door with translucent window to the side opens to an **entrance hallway** with stairs rising to the **first floor** with useful storage cupboard beneath and a slate effect ceramic tiled floor.

Cloak Room accessed off the hallway and with marble effect ceramic tiling to half height and being fitted with a white low flush WC and corner wash hand basin, hot air fan heater and obscure glazed window.

Sitting Room – 6.64m x 3.59m (21' 10" x 11' 9") widening to 4.55m (14' 11") by the kitchen doorway which offers scope to create a dining area if needed whilst overall providing an excellent and spacious family living space. With window to the rear gardens, UPVC fully double glazed French doors opening to the front allowing good natural light and, as a focal point to the room, an attractive stone fireplace with cut stone hearth siting a cast iron multi fuel stove.

Fitted Kitchen – 4.19m x 2.99m (13' 9" x 9' 10") being open plan to the adjacent living/dining area to create an excellent hub of the house. With a range of oak fronted cupboards and drawers, marble effect work surfaces, stainless steel sink unit, black ceramic hob, integral electric double oven, dishwasher, freezer and plumbing for an automatic washing machine. The kitchen area has a modern quarry tiled floor, door leading off to the sitting room, rear aspect window and external UPVC door to the side. A broad opening, with brick pillars, leads to a ...

Dining/Living Room – 5.4m x 3.2m (17' 9" x 10' 6") with complementary built in cupboards and work surface and full height cupboards housing the electric meters and fuse boards. Window with pleasant outlook across the front gardens, oak boarded floor and set to a substantial brick fire surround is the cast iron multi fuel stove which not only provides excellent room heat but also serves the central heating and hot water supply.

From the entrance hall, stairs rise to the first floor landing which has access to the **roof void** and doors leading off to ...

Bedroom 1 – 3.54m x 3.58m (11' 7" x 11' 9") widening to 4.58m (15') to the recess above the bulk head. Two UPVC double glazed windows face the front with views towards the hills which surround the village.

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Bedroom 2 – 2.52m x 2.99m (8' 3" x 9' 10") with rear aspect window.

Bath and Shower Room – 2.84m x 1.75m (9' 4" x 5' 9") finished with attractive white ceramic tiling to half height and fitted with a matching suite to include pedestal wash hand basin, low flush WC, walk-in shower cubicle with thermostatic shower fitting and drench spray and panelled bath with wooden panel and Edwardian style mixer shower tap. Towel radiator, extractor fan and electric shaver point.

Bedroom 3 – 3.25m x 3.02m (10' 8" x 9' 11") a rear facing double bedroom with a range of full height wardrobing housing the hot water cylinder.

Bedroom 4 – 4.21m x 3.48m (13' 10" x 11' 5") again with distant views across the front gardens and beyond the neighbouring village roof tops. There are ceiling and overbed lights.

OUTSIDE

Complementing the house are larger than average gardens which offer ample opportunity for the keen gardener, space for family recreation and sufficient room for parking of cars and/or other vehicles. A broad gateway leads from Duke Street to an area of hardstanding from where a set-back gated drive continues towards the house. A deep front garden includes well planted shrub borders and sitting areas with pathways continuing to each side of the house. To the rear, gardens are sheltered within mature hedged and stone wall boundaries, lawns, ornamental pond (drained) and a variety of low growing shrubs and specimen trees. The sizeable gardens offer scope for the erection of garaging or other outbuildings and extension to the house subject to the necessary planning consents.

TENURE – Freehold.

SERVICES – All main services are available to the property. There is the benefit of multi fuel central heating and UPVC double glazing, a gas supply is available to the house but currently disconnected. Three phase electric is connected. No test has been made on services or their distribution.

COUNCIL TAX – Band E.

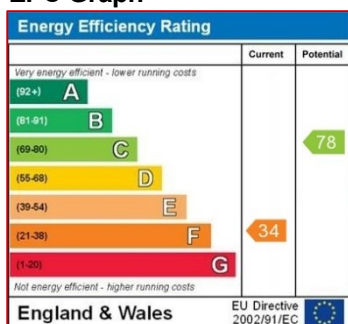
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take the A6 south proceeding to Cromford and turn right at the crossroads. Rise up the hill and at the brow turn right as signed Middleton and Ashbourne. At the following crossroads turn right and continue up to the centre of Middleton village. Just before the top of the hill turn right into Duke Street, follow the road for around 100m and Stonecroft can be found on the left hand side identified by the Agent's For Sale board.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9353

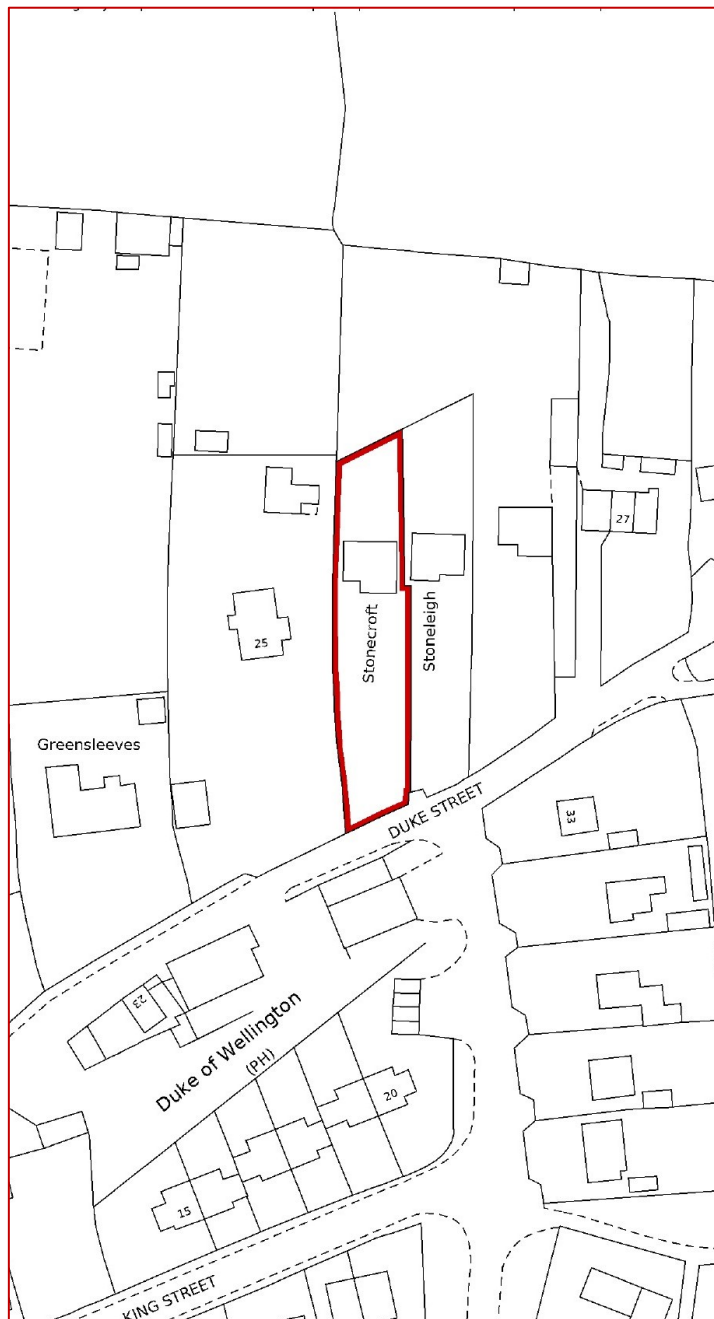
EPC Graph



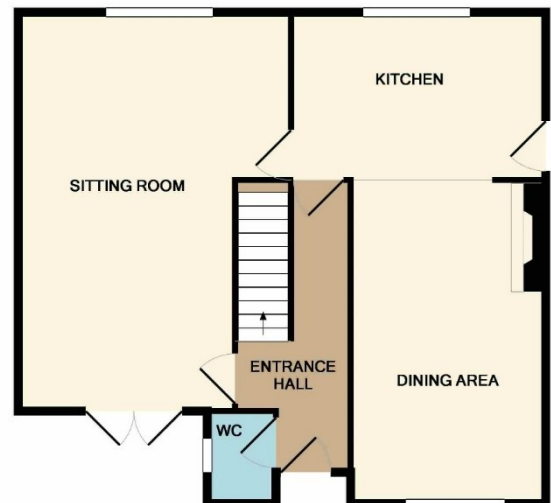
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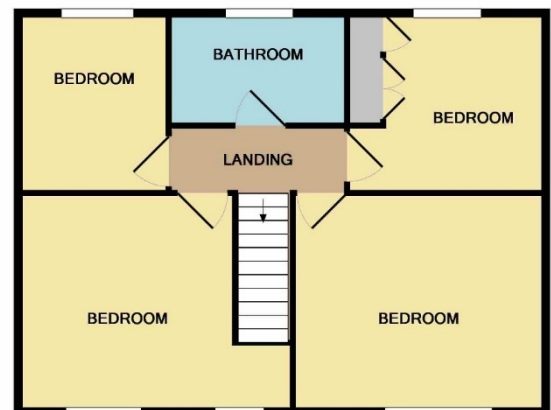
Title Plan



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 711 SQ. FT.
(66.1 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 625 SQ. FT.
(58.1 SQ. M.)

TOTAL APPROX. FLOOR AREA 1337 SQ. FT. (124.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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