

**23 MAIN STREET  
MIDDLETON  
WIRKSWORTH  
DERBYSHIRE DE4 4LQ**



**O A £155,000**

**A fully renovated and refurbished stone cottage providing spacious two bedroom accommodation.**

Standing at the heart of this popular village, this interesting character cottage has seen an extensive programme of recent renovation and refurbishment to provide a home of great style and character. A contemporary finish complements retained features throughout, the spacious accommodation which offers two reception rooms and two double bedrooms whilst modest sized outside areas complete the easily managed home which is ideally suited to the first time buyers, busy professionals or perhaps those seeking a second home in the area.

The cottage is very well placed for exploring the surrounding Derbyshire Dales and Peak District countryside with nearby attractions including Black Rock, the High Peak Trail and Carsington Water. Good road communications lead to the neighbouring market towns of Matlock, Bakewell and Derby whilst nearby, historic Wirksworth provides a wide range of more local shops and facilities.

- Fully renovated cottage
- Contemporary finish
- 2 bedrooms
- Popular village location
- Well placed for exploring the Derbyshire Dales
- Viewing highly recommended

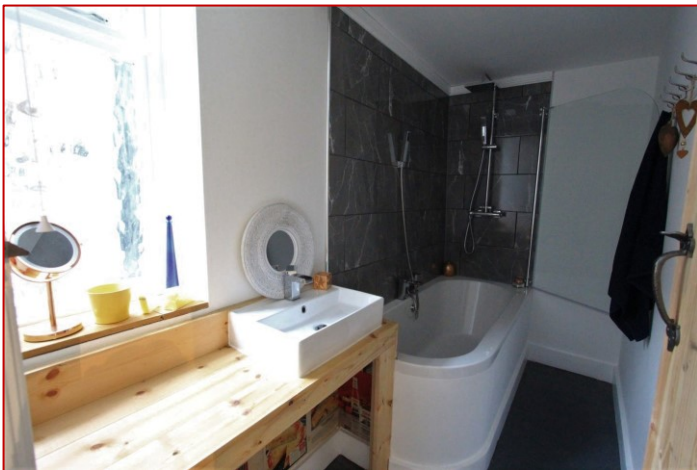


**RICS**

**MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk  
**ASHBOURNE:** 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk







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## ACCOMMODATION

An attractive UPVC front door with full height glazed panel to one side opens to an **entrance lobby** with mat well and an open aspect to the:

**Dining Hall** – 3.72m x 3.1m (12' 2" x 10' 2") an excellent living or reception space from where quality renovations are immediately evident. There is a front aspect window, contemporary grey vertical hung radiator in a style which continues throughout the house. Covered ceiling beam and exposed rustic lintels above the doorway which leads to the:

**Sitting Room** – 3.71m x 3.32m (12' 2" x 10' 9") again with front facing window and featuring a single ceiling beam, exposed timbers to the doorway and display recess. Reveal stonework to one wall, a full height built in period cupboard stands to the side of the chimney breast featuring original stone fireplace and with provision for wall mounted TV above.

**Fitted Kitchen** – accessed off the dining hall and fitted with a modern range of cupboards with gloss grey facings complemented by woodblock work surfaces. There is a square steel sink unit, monoblock tap, ceramic hob and under counter electric oven. There is also space for an automatic washing machine, window to the side, grey brick style splashback tiling together with marbled grey ceramic tiles to the floor.

From the dining hall a new pine cottage door with iron latch, opens to an **inner hallway** with useful storage void beneath the stairs which rise to the **first floor**. Exposed lintel and similar pine doors leading off to:

**Bathroom** fitted with a double end bath with mixer shower tap and separate dual spray thermostatic shower fitting. There is a hinged glass shower screen and ceramic tiled surround. Standing to a pine vanity stand is a wash hand basin with waterfall tap.

**Cloak Room** with low flush WC, wash hand basin and ceramic tiled floor.

Taking the stairs to the first floor **galleried landing** there is access to the **roof void**, rear aspect window and similar cottage style doors opening to the two bedrooms.

**Bedroom 1** – 3.68m x 3.16m (12' 1" x 10' 4") a good double bedroom with front aspect window, contemporary radiator and to one corner a built in store which houses the gas fired combination condensing boiler which serves the central heating and hot water system. The cupboard also houses the electricity meters.

**Bedroom 2** – 3.68m x 3.58m (12' 1" x 11' 7") a second double bedroom with front aspect window and single painted ceiling beam.

## OUTSIDE

A wrought iron gate opens to a modest forecourt entrance. At the rear, and accessed from the inner hall, is a small walled yard/patio area.

**TENURE** – Freehold. Note: part of an adjoining property over spans the bedroom at second floor level which is commonly referred to as a flying freehold.

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**SERVICES** – All mains services are available to the property which benefits from gas fired central heating and UPVC double glazing to the principal rooms. No test has been made on services or their distribution.

**COUNCIL TAX** – Band B.

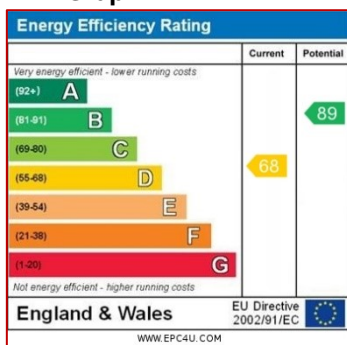
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock take the A6 south to Cromford, turning right at Cromford crossroads into the market place. Rise up the hill and out of the village and as the road levels, turn right as signed Middleton/Ashbourne. At the following crossroads turn right towards the centre of Middleton village. No. 23 can be found on the right hand side just beyond the turn into Chapel Lane.

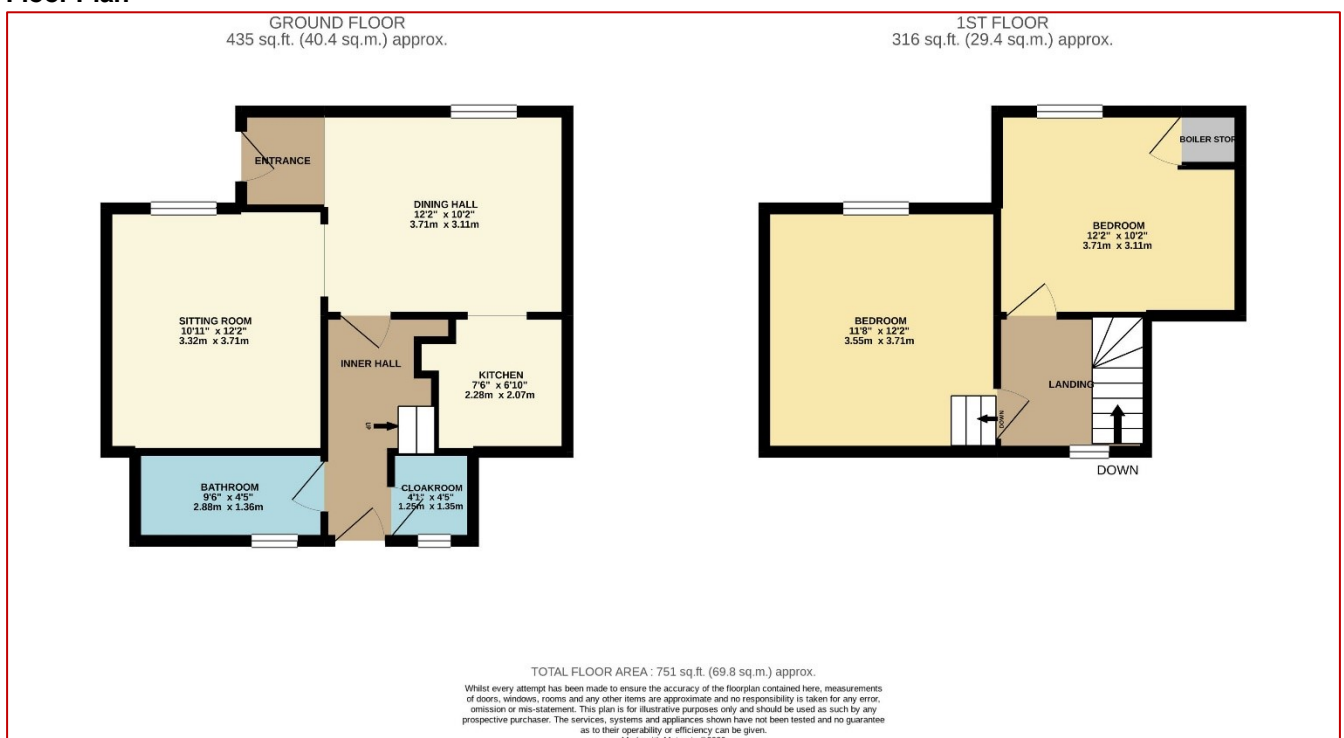
**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9823

### EPC Graph



### Floor Plan



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