



Portway Drive, Matlock, DE4 3TS

We are proud to present this extended family home, which is in a highly sought-after location and has great views from the south facing garden. A loft conversion has created a substantial master suite, creating a large, stylish family home. With two off-road parking spaces, cleverly-designed storage and display units and being close to schools and the town centre, this is a wonderful home.

On the ground floor is a kitchen, spacious lounge-diner and WC. To the first floor are two double bedrooms, a single bedroom and the main bathroom. On the top floor is a large double bedroom, well-designed shower unit and WC.

To the front is a wide parking bay, with plenty of space for two vehicles to park, whilst the two-tier rear garden is a real sun trap and has uninterrupted elevated views up to Riber Castle.

Matlock is one of the most famous towns in the area, nestled on the border of the Derbyshire Dales and the Peak District. It has a thriving town centre (a recent report noted it was in the top 5 towns in the UK for increased footfall since the pandemic) and natural attractions aplenty all around. Chatsworth House, Peak Rail, The High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by.

- Extended 4 bedroom, 2 bathroom family home
- Two-tier south-facing garden
- Council Tax Band C
- Stylish decor and smart storage solutions
- Off-road parking for 2 vehicles
- New master suite on top floor
- Smeg appliances and Roca bathware
- Sought-after location
- Close to town centre with great transport links
- Very energy-efficient - EPC Rating B

£300,000

Portway Drive, , Matlock, DE4 3TS

Front of the home

Located on a quiet street in the heart of a popular development with nicely-spaced homes, this home was constructed in 2019. Of standard brick and tile construction, the home has a wide tarmac driveway with plenty of space for two vehicles to park comfortably. A path on the left leads to a gate through to the rear garden and there are planted borders on the right. The home has uPVC double glazing and a porch shelter with integral light above the front door. Enter the home through the attractive composite front door with chrome handle and letterbox.

Entrance Hallway

This is a wide and welcoming entrance to the home, with a high ceiling and light fitting. A large barrier mat leads onto oak veneer flooring. The hallway has a radiator and space around the corner for coats and shoes. Doors lead into the lounge-diner, kitchen and useful ground floor WC.

Kitchen

11'5" x 8'8" (3.5 x 2.65)

The oak veneer flooring flows through from the hallway into this modern, sleek kitchen. There is plenty of storage throughout. On the left is a worktop with integrated 1.5 stainless steel sink and drainer with chrome mixer tap. Above are cabinets, shelving and wine racks, whilst below is another cabinet, an integrated Smeg dishwasher and space and plumbing for a washing machine. At the end of the room, a tall and wide north-facing window has open views across the road (there is no house directly opposite) and so the room is flooded with natural light.

To the right is a long worktop, with an integrated Smeg four-ring gas hob, with extractor fan above and Smeg electric oven below. There are lots of high level cabinets above and several cabinets and drawers below the worktop. Behind the door is space for a fridge-freezer. The room also has a radiator and recessed ceiling spotlights.

Lounge-Diner

14'9" x 12'7" (4.5 x 3.85)

This elegant and spacious room is bright and airy, thanks to the large south facing window and the double patio doors leading out to the rear garden. The oak veneer flooring flows through from the hallway and this room has a high ceiling with substantial ceiling fan light. On the left is an impressive full-height and full-width library with integrated TV cabinet and several cabinets below. This creates lots of room for seating and lounge furniture - and, on the opposite side of the room, space for a 4-6 seater dining table. There is also an under-stairs cupboard.

Ground Floor WC

Quality Roca bathware is prevalent throughout the home and this room includes a ceramic WC with integrated flush. There is a 'floating' ceramic sink with chrome mixer tap, wall-mounted mirrored cabinet, ceiling light fitting, extractor fan, radiator and deep-set frosted double glazed window. The room also has more of that light oak-effect veneer flooring.

Stairs to first floor landing

The carpeted stairs have a handrail on the right and lead up to the galleried landing. There is space at the top of the stairs for a storage unit. Doors lead into three bedrooms and the family bathroom, whilst stairs lead further on up to Bedroom Four.

Bathroom

6'9" x 6'0" (2.07 x 1.85)

With more quality Roca bathware, the bathroom has light oak-effect vinyl flooring. The bath has a chrome mixer tap and mains-fed shower above and a pivoting glass screen. Around the bath are ceramic tiles from floor-to-ceiling. The 'floating' ceramic sink has a chrome mixer tap, whilst the ceramic WC has an integrated flush.

The bathroom also includes a vertical heated towel rail, extractor fan, wall-mounted mirrored cabinet, frosted double glazed window with views up to Riber Castle and recessed ceiling spotlights.



Bedroom One

13'7" x 9'4" (4.15 x 2.85)

This is a shoe- and handbag-lover's delight! We love the full-height bespoke fitted storage unit, which includes 6 deep drawers, a TV display and multiple display spaces. The large south-facing window has direct uninterrupted views up to Riber Castle - it's an uplifting room to wake up in. The room is carpeted and has a radiator, ceiling light fitting, additional double fitted wardrobe and useful dressing room area.

Bedroom Two

13'1" x 8'10" (4 x 2.7)

This double bedroom is currently set up as a large single child's bedroom. It has a lovely open feel, with the green area opposite meaning that lots of natural light floods in. The room has a double fitted wardrobe, carpet, radiator and ceiling light fitting.

Bedroom Three

8'8" x 7'1" (2.65 x 2.17)

This single bedroom would also make a great home office or nursery. It also has an open feel and this carpeted room has a radiator and ceiling light fitting.

Stairs to second floor landing

Ascend the wooden stairs to this newly created master suite. There is a WC on the right and door to Bedroom Four, with an en-suite shower too.

Bedroom Four

16'4" x 15'5" plus eaves storage (5 x 4.7 plus eaves storage)

This huge L-shaped bedroom has two large Velux south facing windows, flooding the room with natural light. With engineered oak flooring and a large heritage-style radiator, the room has recessed ceiling spotlights and wall lights. There is lots of eaves storage and lots of power points, enabling a flexible room layout.

The room also includes an over-stairs storage cupboard and there is extremely clever use of space with the shower cubicle. This cubicle has folding glass doors, modern floor-to-ceiling tiles, a mains-fed shower with rainforest shower head and a recessed ceiling spotlight.

WC

6'2" x 3'3" (1.9 x 1)

The modern WC has light oak veneer flooring, a heritage-style radiator and huge Velux window with yet more views to Riber Castle. The sleek white vanity unit has a ceramic sink with chrome mixer and waterfall spout above. There is a ceramic WC with integral flush, wall light and clever space-saving 'hidden' sliding door.

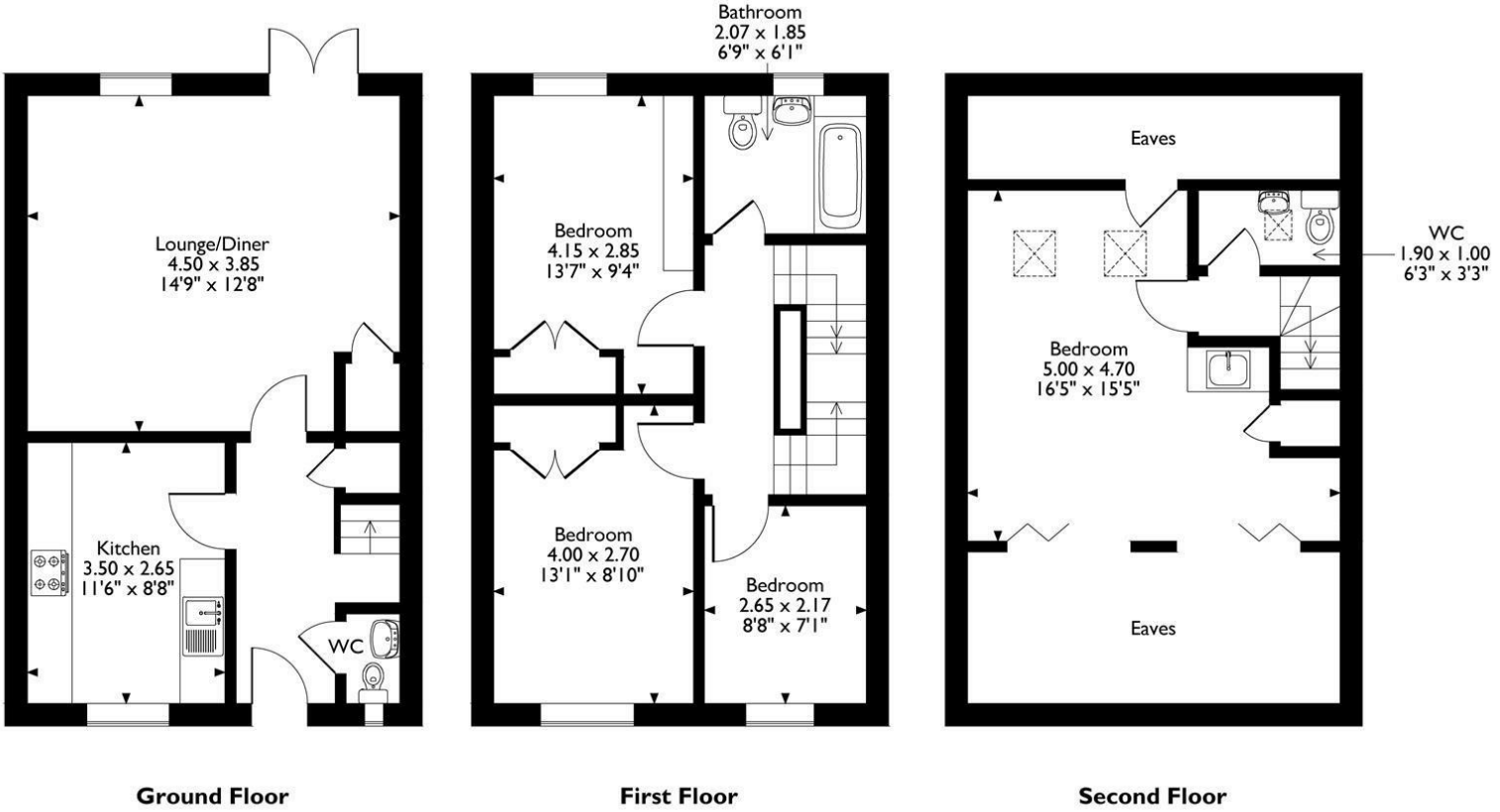
Rear Garden

This elevated and private garden is a terrific space. It's a real sun trap with uninterrupted views to the hilly countryside surrounding the town. It is set over two tiers and accessed from the side gate or from the lounge-diner.

The top tier has a large dining patio, rectangular lawn and is bordered by a decorative iron gate and timber fence. There is an outside light and outside tap. Several steps lead down to the graveled lower garden, which has a high brick wall and timber fence boundary.



12 Portway Drive
 Approximate Gross Internal Area
 105 Sq M / 1130 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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