



## Porter Lane, Middleton, DE4 4NZ

With a stunning extension in 2022, creating a huge living-dining room with vaulted ceiling and roof light, this pristine home has spacious rooms throughout, a detached garage, off-road parking and bifold doors to the garden.

We love the open, bright feel to the home, which is located in a very popular village close to pubs, the village hall and school and countryside walks.

On the ground floor is an entrance hallway, sleek modern kitchen with separate utility room, that wonderful extension comprising a huge living-dining room, a snug/playroom, bedroom and ground floor WC. To the first floor are three double bedrooms (one en-suite) and the family bathroom.

Middleton-by-Wirksworth is a small hilltop village with a multitude of walks and cycling routes leading from the village via the High Peak Trail and Middleton Moor. Two differing pubs offer real ale and cooked meals. Wirksworth, which has just been named by The Sunday Times as 'The best place to live in Derbyshire' has a range of thriving independent shops and restaurants, a health centre, schools and much more within walking distance of Middleton. The Peak District, Matlock, Cromford, Carsington Water and the High Peak Trail are very close by.

- Pristine four double bedroom family home
- Two off-road parking spaces
- EPC rating B - very energy-efficient
- Close to school, countryside walks and pubs
- Substantially extended in 2022
- Detached garage
- Sleek modern kitchen and separate utility room
- New 260sq feet living-dining room with roof light
- Bifold doors to rear garden
- Popular village location

**£375,000**

# Porter Lane, , Middleton, DE4 4NZ

## Front of the home

This modern home has an attractive rendered facade and tiled roof. A path on the right leads round to the detached garage and two off-road parking spaces. A dry stone wall forms the front boundary and you enter the garden through a low timber gate. The easy-maintenance front garden has gravel beds and verdant green bushes at each end. There is a useful outside light. Enter the home through the part-glazed composite front door with chrome handle and letterbox.

## Entrance Hallway

With a light oak-effect laminate floor and high ceiling with light fitting, there is room here to store coats and footwear. Directly in front, stairs lead up to the first floor, whilst matching panelled doors with chrome handles lead into the kitchen (and through to several other rooms), bedroom four and the ground floor WC.

## Kitchen

18'0" x 9'9" (5.5 x 2.98)

Thanks to the large extension, the kitchen is now a very light and airy room - with the large south-facing window at the front and the open entrance to the living-dining room and bifold doors at the rear. The large porcelain rectangular floor tiles and glossy, sleek cabinets all enhance this sense of bright, open space.

The kitchen has an L-shaped granite worktop with integral 1.5 stainless steel sink and drainer with chrome mixer tap. There are a large number of high and low cabinets including an integral Indesit dishwasher and a full-height cabinet at the far end. The integrated AEG five-ring gas hob has a brushed chrome and curved glass extractor fan above and a Candy electric oven below. There is space for an American-style fridge-freezer, seating and storage.

On the opposite side of the kitchen is another worktop with cabinets above and below. The room has a radiator and recessed ceiling spotlights.

## Utility Room

7'1" x 6'3" (2.18 x 1.92)

The tiled floor flows seamlessly through from the kitchen. This room has an L-shaped granite worktop with inset stainless steel sink and chrome mixer tap. There is a full-height cabinet and high and low cabinets, including one housing the Glow-Worm boiler. There is space and plumbing for a washing machine and tumble dryer, fitted shelving, recessed ceiling spotlights and an extractor fan.

## Living-Dining Room

22'2" x 12'0" (6.77 x 3.67)

This wonderful uplifting room was added onto the home in 2022. The large vaulted roof light and four-panel bifold doors bring natural light flooding in from all angles. The room has light oak-effect laminate flooring and a stylish large slate-grey radiator, recessed ceiling spotlights and plenty of room for a six-seater dining table and living room furniture.

The bifold doors open up to the rear garden and there is an open entrance through to the snug/playroom.

## Snug/Playroom

10'0" x 8'6" (3.07 x 2.6)

The laminate floor flows through from the living room into this snug and cosy room. Currently used as a playroom, it could also be a quiet area for reading or working. There is a modern slate grey vertical radiator and recessed ceiling spotlights.

## Bedroom Four

9'11" x 9'2" (3.04 x 2.8)

This bedroom is currently used as a spacious single bedroom with a large gaming desk - it could also be a double bedroom. The room is carpeted and has a radiator, ceiling light fitting and south-facing window with fitted blinds.

## Ground Floor WC

4'10" x 3'8" (1.49 x 1.12)

With a laminate floor, this room has a ceramic WC with integral flush and a pedestal ceramic sink with chrome mixer tap and mosaic tiled splashback. There is a radiator, recessed ceiling spotlight and extractor fan.





### Stairs to first floor landing

Carpeted stairs with a handrail on the left lead up to the galleried L-shaped landing. There is a tall window bringing natural light into this roomy, open space, where there is room for storage. The landing is carpeted and has a radiator, ceiling light fitting, 'Power Master' ventilation air flow system (controlled in the loft) and a hatch up to the loft.

Matching white panelled doors with chrome handles lead into the three double bedrooms, bathroom and storage cupboard with water tank.

### Bedroom One

12'7" x 10'4" (3.85 x 3.16)

This master bedroom has triple fitted wardrobes, creating lots of space for a large bed and additional furniture. The large picture book window has views through the quiet cul-de-sac at the rear to the trees beyond. The room is carpeted and has a radiator, ceiling light fitting and door to the en-suite shower room.

### Bedroom One en-suite shower room

10'3" x 3'4" (3.13 x 1.02)

The shower cubicle houses a mains-fed shower and has a modern tiled surround and sliding glass doors. There is a capsule WC with integral flush and a ceramic pedestal sink with chrome mixer tap and tiled splashback. Tile-effect laminate flooring, a radiator, frosted double-glazed windows, recessed ceiling spotlights and an extractor fan complete this room.

### Bedroom Two

10'2" x 10'2" (3.11 x 3.1)

Another large double bedroom, this is currently used as a very spacious child's bedroom. There is an open aspect to the front with green tree-filled views opposite. This carpeted room has a radiator and ceiling light fitting.

### Bedroom Three

10'4" x 7'6" (3.16 x 2.31)

Currently a pretty nursery bedroom at the rear of the home, this could be a double or large single bedroom. It has similar views to those from bedroom one and is carpeted and has a radiator and ceiling light fitting.

### Bathroom

7'1" x 5'8" (2.17 x 1.74)

The bath has a chrome mixer tap and mains-fed shower with pivoting glass screen. The Ideal Standard pedestal sink has a chrome mixer tap and there is a ceramic WC with integral flush.

The room has tile effect laminate flooring, a tall frosted double glazed window, chrome vertical heated towel rail and tiled walls around the bath, sink and WC. All other walls are painted and the room includes recessed ceiling spotlights and an extractor fan.

### Rear Garden

A lovely sun trap and easy to maintain, the garden is bordered by a modern timber fence on three sides. It is peaceful and has a flagstone patio, astroturf play area for children and outside lights. There is useful space for storage on each side of the home and a gate out to the garage and off-road parking spaces. This is the perfect, quiet space to relax with friends and family.

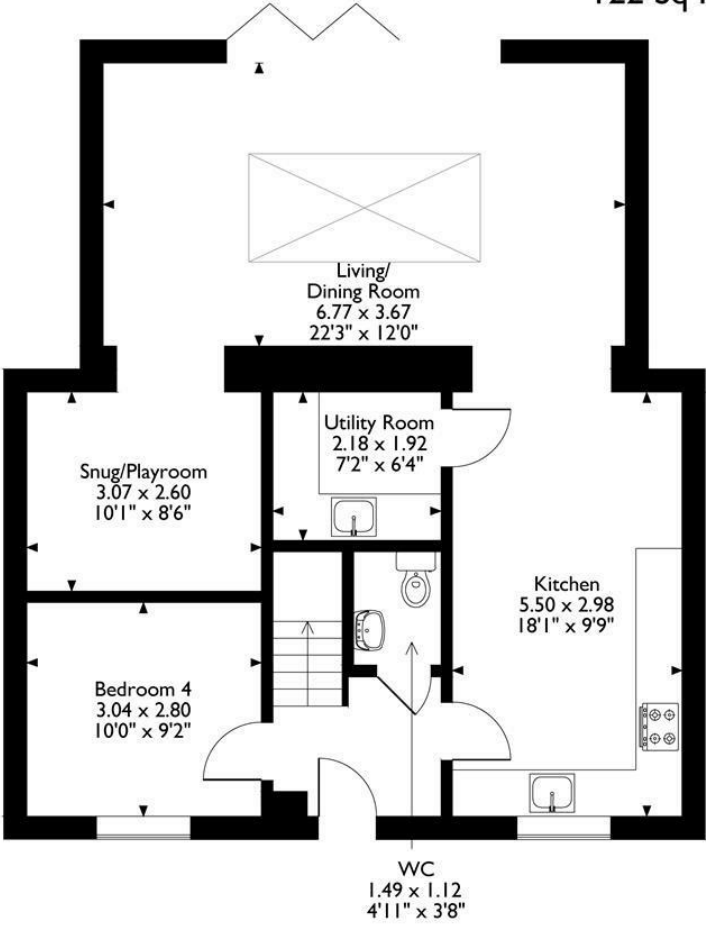
### Garage and driveway

18'7" x 9'9" (5.67 x 2.98)

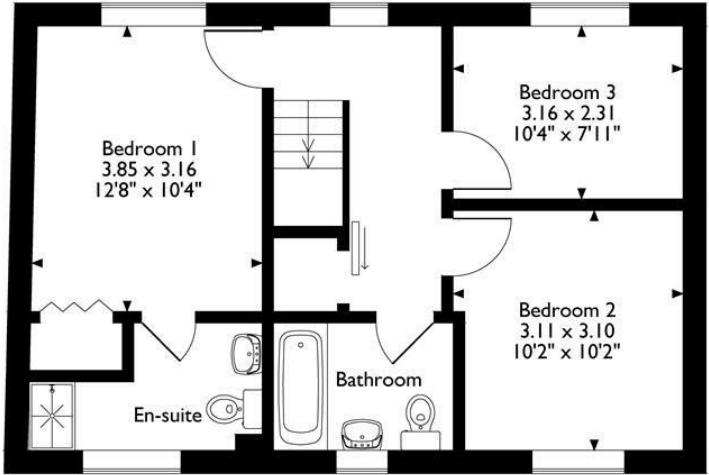
Attached to the neighbouring garage, this single garage has power and lighting and an up and over door. There are two allocated parking spaces on the block-paved driveway.



5 Porter Lane  
Approximate Gross Internal Area  
122 Sq M / 1313 Sq Ft



Ground Floor



First Floor

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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