



Chapel Lane, Middleton, DE4 4NF

With no upward chain and architect plans to create four double bedrooms, this spacious family home has panoramic countryside views, parking for 4+ vehicles, a beautiful rear garden, master suite with Juliet balcony and bifold doors to the rear garden. It is a spacious, light and airy home with versatile rooms, new carpets, integral garage and has the potential to create a self-contained annexe on the ground floor too.

On the ground floor is a large kitchen-diner which runs the full length of the home, a spacious sitting room and then two versatile rooms (which we've named Family Room and Study) together with a huge utility room/second kitchen. With a reconfiguration of the huge utility room to create a shower room, you can relatively easily have a ground floor annexe suitable for a family member or even a holiday let by utilising the family room and study. There is also an integral garage accessed from the utility.

To the first floor are four bedrooms (one with a huge en-suite bathroom and dressing room area) and a family shower room. The front garden has a large lawn beside the long driveway, whilst the expansive rear garden is zoned and includes a dining patio, lawn, summer house and plenty of space to relax and drink in those spectacular far-reaching views.

Middleton-by-Wirksworth is a small hilltop village with a primary school, village hall, children's play park and 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, with independent shops and restaurants, a health centre, schools and much more is within walking distance and has just been named Sunday Times' Best Place to Live in Derbyshire. The Peak District, Matlock, Cromford, Carsington Water and the High Peak Trail are very close by.

- ***NO UPWARD CHAIN***
- Driveway parking for 4+ vehicles plus integral garage
- Master bedroom with dressing area, huge en-suite and Juliet balcony
- Huge kitchen-diner with bifold doors to rear garden
- Spacious bright and airy rooms throughout
- Beautiful gardens to front and rear
- Versatile downstairs living - could create self-contained annexe
- Architect plans to create 4 double bedrooms
- Spectacular far-reaching views
- New carpets throughout

£500,000

Chapel Lane, , Middleton, DE4 4NF

Front of the home

A wide, bespoke five bar timber gate and separate pedestrian gate open onto the block-paved driveway, which has space for four or more vehicles to park comfortably. A tall hornbeam beech hedge runs the full length to the right of the drive, whilst cherry laurel bushes form the boundary to the front and left. There is a large neat lawn to the left of the drive and around the left side of the home, a path leads through a timber gate to the rear garden. A small flower bed in front of the home has ivy growing out and up the front wall, giving it's name to the home: Ivy House. To the right is a garage with security light above.

There are two entrance doors around the side of the home (into the entrance porch and study) and at the front a solid timber stable door with solid iron knocker leads into the kitchen. There is also a wall-mounted letterbox and light on the front wall.

Entrance Porch

A solid oak door with leaded glass pane on the right of the home opens into the carpeted entrance porch. There is space on the left for coats and footwear. This area has a ceiling light fitting, stairs on the right up to the first floor and a modern Mexicana door leading into the sitting room.

Sitting Room

14'5" x 11'1" (4.41 x 3.38)

With a wide open entrance straight ahead into the kitchen-diner, double doors on the right into the family room and a very wide west-facing window on the left, this is a bright space flooded with natural light. This is one of several rooms that have been newly-carpeted. The focal point is the modern log burner and flue set upon a granite hearth in the fireplace. To the right of that is a shelved recess with contemporary tiles. The room has a Victorian-style radiator, two ceiling light fittings and plenty of room for sofas and additional furniture.

Kitchen-Diner

28'8" x 12'11" (8.75 x 3.94)

A splendid dual aspect room, the kitchen-diner has a wide west-facing window and bifold doors at the eastern end opening out to the rear garden. The centrepiece - literally - of the kitchen is the huge island in the middle of the room. A five ring gas hob is set within the large worktop, beneath which are a number of cabinets, including glass-fronted display cabinets. At the end is a breakfast bar with room for two stools. Above the island are positioned two ceiling drop lights and an eye-catching cylindrical extractor fan.

Beyond, the L-shaped worktop has contemporary tiled splashbacks and a good number of low-level country style cabinets, including space and plumbing for a dishwasher. The substantial double Butler's sink with high pressure chrome mixer tap is located in front of the wide window, with views out over the front garden. At the right hand end of this worktop is a full-height cabinet and chest-height double Zanussi oven and grill. There is space to the right for a full-height fridge freezer beside another, longer, breakfast bar.

Engineered oak flooring flows seamlessly through to the dining area and has underfloor heating beneath.

The dining area has space for a 6-8 seater dining table, sideboard and seating. There is a ceiling light fitting and bifold doors which open out to the rear garden. This is a splendid space in which to gather with friends and family.

Family Room

10'8" x 7'5" (3.27 x 2.28)

This versatile room off the sitting room could easily be a games room, home office or playroom. As mentioned earlier, the architect drawings include provision for the family room and study to be merged together and it may be possible to create a shower room within a portion of the huge utility room - this gives you the opportunity to turn this area into a self-contained annexe at relatively low cost.

This room has full-width glazed patio doors to the rear garden, so is a nice bright space. It has wood laminate flooring, modern 'Terma' tubular radiator, ceiling light fitting and an open entrance through to another versatile room that we've named the Study.

Study

8'11" x 8'2" (2.73 x 2.5)

This room has wood laminate flooring, a wide and deep recessed shelving space, modern tubular vertical radiator and recessed ceiling spotlights. There is a large storage cupboard, half-glazed uPVC door out to the driveway and a door through to the huge utility room.



Utility Room

13'5" x 10'9" (4.11 x 3.28)

Quite possibly the largest utility room we've ever seen! And therefore it could easily be a fully equipped kitchen within a self-contained annexe.

The ceramic tiled floor has underfloor heating. There is ample storage within several full-height, low and high level cabinets. The wide U-shaped worktop has a modern angular 1.5 sink with high pressure chrome mixer tap in front of the wide east-facing window looking out to the rear garden. On the right is space and plumbing for a washing machine and dishwasher, with space also for a fridge freezer. This room has a modern slate grey vertical radiator, recessed ceiling spotlight and door through to the integral garage.

Garage

21'11" x 8'11" (6.69 x 2.74)

The large garage/workshop has an up-and-over door, concrete floor, light and power. There is a window at the rear and door out to the rear garden.

Stairs to first floor landing

Pleasantly shallow newly-carpeted stairs with a handrail on the left lead up to the L-shaped landing. There is a large window on the right, two ceiling light fittings and a 'Nuaire' positive airflow vent in the ceiling. There is also a loft hatch and doors into an airing cupboard and storage cupboard. Matching white panelled doors with chrome handles lead into the four bedrooms and family shower room.

Bedroom One

12'11" x 12'10" plus dressing room 12'9" x 6'1" (3.95 x 3.93 plus dressing room 3.91 x 1.87)

The magnificent master suite comprises a large double bedroom with Juliet balcony, dressing area/walk-in wardrobe and a huge en-suite bathroom. The Juliet balcony is a great place from which to marvel in the spectacular panoramic views to the east, with countryside stretching out for miles in front of you. The bedroom is carpeted and has a radiator, ceiling light fitting and loft hatch with pull-down ladder.

The dressing area is carpeted and has lots of space on the left and right for handrails and a dressing table. The modern Ideal Logic boiler is located here too.

Bedroom Two

11'1" x 10'11" (3.39 x 3.33)

Located at the front of the home, with a large west-facing window flooding the room with natural light, is this spacious double bedroom. The room is carpeted and has recessed shelving, a radiator and ceiling light fitting.

Bedroom Three

10'9" x 5'6" (3.28 x 1.69)

This single bedroom at the rear of the home has simply stunning views over the rear garden and for miles beyond. When we wrote this description there were sheep and cows in the nearby fields. It is carpeted and has a radiator and ceiling light fitting.

Shower Room

6'6" x 5'6" (2 x 1.68)

The large cubicle on the right has curved glass pivoting doors and houses a mains-fed shower with rainforest shower head and separate hand-held attachment. The sleek modern vanity unit has a curved ceramic sink and chrome mixer tap. There is a white vertical towel heater, ceramic WC with integral flush, frosted double glazed window, wall-mounted mirrored cabinet and ceiling light fitting. The room has a contemporary tile-effect vinyl floor, mosaic tiled walls and a feature wall.

Bedroom Four

8'1" x 6'10" (2.48 x 2.1)

With a south-facing window, this bedroom is carpeted and has a radiator and ceiling light fitting.

Rear Garden

This peaceful and serene garden was filled with the sound of birdsong and swaying trees swishing in the gentle wind. It's a lovely place to relax and for children to play safely.

Accessed from the dining area, side path and garage, from all three locations you alight upon the block paved dining patio, which has plenty of space for a dining set, planters and outdoor storage. There are power points and outside lights on the exterior wall of the house.

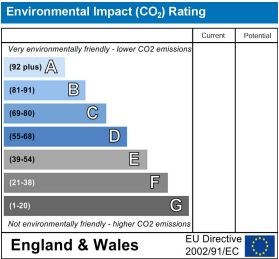
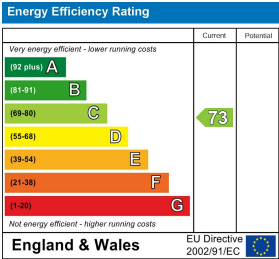
Four steps lead up to the main garden where stepping stones through the lawn take you to another patio in front of the large summer house, which has power points and lighting, making it an ideal home office (if you can resist the views for long enough to do any work). From here, there are terrific views directly across to Black Rocks and the rolling countryside all around. The garden has neat planted borders, a purpose-built sandpit and steps down to a 'hidden' space at the end of the garden. Timber fences form the boundary at the end and on the left, whilst a low wall with fence above forms the right hand boundary.



29 Chapel Lane
Approximate Gross Internal Area
181 Sq M / 1948 Sq Ft



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