

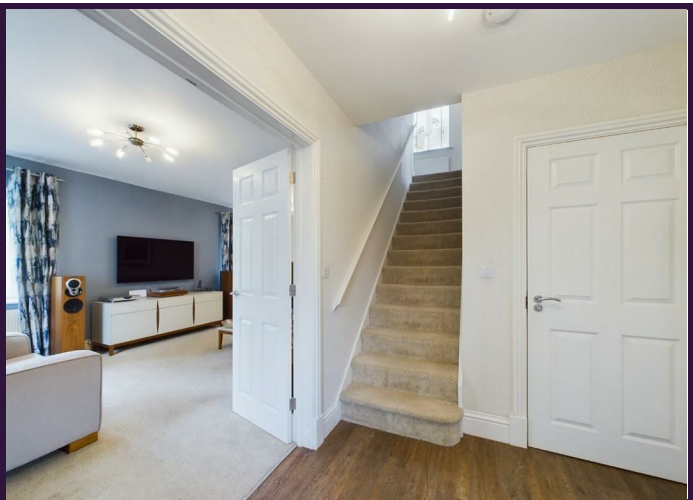


GRANT'S  
OF DERBYSHIRE

15 Porter Lane, Middleton By Wirksworth, DE4 4NZ  
Offers Around £435,000



We are delighted to offer For Sale, this stunning, natural stone faced, four bedroom detached family home. Originally and quite rightfully, this property was the former show home of this development, completed by the award-winning housebuilder Wheeldon Homes. This home is presented to an extremely high standard with quality fixtures and fittings throughout. The accommodation comprises; entrance hall, guest's cloakroom with WC, living room, dining kitchen and utility. To the first floor we have the family bathroom and four good sized bedrooms, the master having an ensuite shower room. Outside there is a well stocked courtyard garden having a colourful range of plants and flowers. To the front there is a block paved driveway providing parking for several cars and a good size double garage. We would recommend viewing to appreciate the depth and quality of accommodation on offer. Virtual Tour Available.



## The Location

Middleton by Wirksworth is a historic village with a thriving community, with two local public houses and a sought after primary school. Located around 1.5 miles from the centre of Wirksworth and less than 5 miles from Matlock, it is approximately 15 miles from Derby to the South or Chesterfield to the North and within 26 miles you can be in Sheffield or Nottingham city centres. The village itself hosts many social events including live music nights, quizzes and the popular open gardens weekend. There is an abundance of walks from the doorstep, with the High Peak trail nearby linking you to the glorious Peak District countryside.

## Ground Floor

The home is entered via the part glazed, composite front door which opens into the

## Entrance Hall

With a wood effect, quality vinyl flooring. The staircase leads off to the first floor. The built in cupboard provides a good place to store hats and coats. The modern consumer unit is also located here. Doors lead off to the dining kitchen, living room and

## Guest's Cloakroom & WC 5'3" x 3'6" (1.62 x 1.07)

With a two piece modern suite comprising of a dual flush WC and a pedestal sink with tiled splashback and mixer tap. From the entrance hall, double doors lead into the

## Living Room 21'2" x 12'2" (6.47 x 3.72)

This is a most spacious family room, flooded with light from the uPVC double glazed windows to front and side aspects. There are discreetly hidden, wall mounted TV connections, BT point and a quality carpet underfoot.

## Dining Kitchen 21'2" x 14'4" (6.47 x 4.38)

A super social and spacious room with polished white porcelain floor tiling and ample space for a dining table and chairs. Again, flooded with natural light from rear and side aspect uPVC double glazed windows and the matching french doors which open outwards, extending this room into the garden. There is an extensive range of modern wall, base and soft closing drawer units with

a contrasting granite worktop over. There is a round, wood block breakfast bar, ideal for enjoying that morning coffee. Integrated appliances include, fridge, freezer, dishwasher, eye level oven and grill. There is a 5 ring gas hob with curved glass extractor hood, all enhanced by under cupboard lighting. A door leads through to the

## Utility 7'6" x 7'3" (2.29 x 2.21)

Fitted with the same wall and base units as the kitchen and a black granite work surface with inset, single bowl, stainless steel sink. There is space and plumbing for a washing machine and tumble dryer. A part glazed door leads out to the side pathway.

## First Floor

On arrival at the first floor landing, we find access to the loft. There is a built-in cupboard housing the pressurised hot water cylinder. The uPVC double glazed window to the rear floods this area with natural light. The first door opens into the

## Master Bedroom 17'4" x 12'4" max (5.29 x 3.77 max)

Passing a bank of fitted wardrobes with hanging rails and shelving, this is a good size master bedroom with TV point and a uPVC double glazed window to the front aspect. A door opens to reveal the

## Ensuite Shower Room 6'0" x 5'7" (1.85 x 1.71 )

With a black, tile effect, vinyl flooring and a modern white suite comprising; double shower enclosure with thermostatic shower fittings, pedestal sink and a dual flush WC. There is a chrome heated towel rail and shaver point.

## Bedroom Two 11'9" x 10'0" (3.59 x 3.07)

Another good sized double bedroom with a uPVC double glazed window to the front aspect. TV point.

## Bedroom Three 11'8" x 9'1" (3.56 x 2.78)

With a uPVC double glazed window to the side aspect, overlooking the garden.

## Bedroom Four 8'3" x 8'0" (2.54 x 2.46)

Currently used as a study. uPVC double glazed window to the front aspect.

## Family Bathroom 6'8" x 6'8" (2.05 x 2.04)

Part tiled with tile-effect vinyl flooring and fitted with a white three piece suite comprising; panelled bath with thermostatic shower fittings over, pedestal sink and dual flush WC. The room is lit by inset spotlights. There is an opaque glass window to the side aspect and a wall mounted, chrome heated towel rail.

## Outside

To the rear of the home there is a delightful cottage garden, well stocked with a variety of colourful flowers and plants, separated by a gravelled pathway which weaves its way to the rear seating area. There is a stone flagged pathway which leads around the side of the home where there is discreet storage for wheelie bins etc. The stone flagged patio just to the rear of the dining kitchen is ideal for warm weather dining. A wrought iron gate leads out to a block paved driveway providing parking for several vehicles. This leads to the

## Double Garage 18'11" x 18'6" (5.78 x 5.66)

A proper size double garage with two up and over doors to the front. There is power and light and additional storage in the roof space.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band E which is currently £2718 per annum.

## Directional Notes

The approach from our Wirksworth Office is to travel towards Cromford bearing left at The Lime Kiln Public House as signposted for Middleton. Continue up the hill and at the crossroads turn right onto Porter Lane ( B5305 ) towards Cromford. Number 15 is situated on the left hand sign, shortly after the turning for Jacksons Ley, as identified by our For Sale sign.

## Service Charge

Hopton Rise Management Company (HRMC) manage the common areas of the development. The fee for 2024 was £325 and this has been paid up to and including 31st December 2024. Further details are available on request.





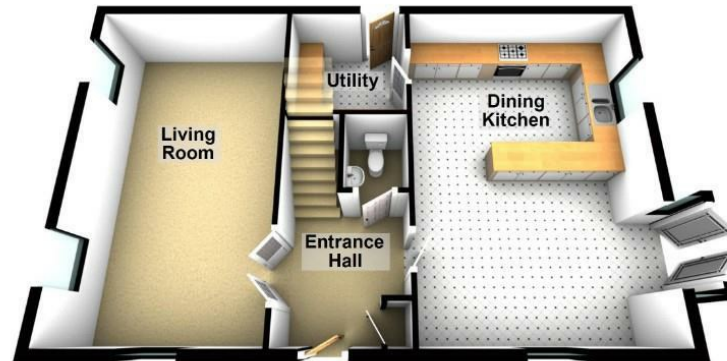




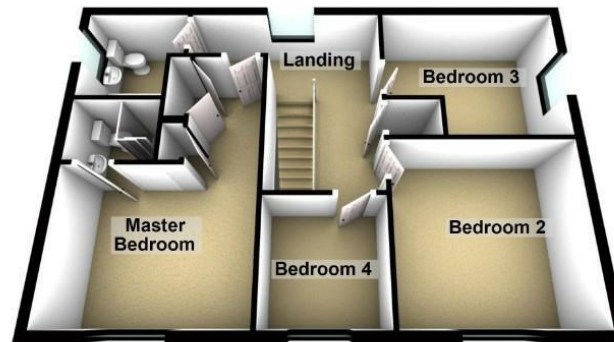




Ground Floor



First Floor



This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

