



GRANT'S
OF DERBYSHIRE

6 Jacksons Ley, Matlock DE4 4NX
Offers Around £329,995

This spacious and inviting, three bedroom, semi-detached family home, located in the much sought after development at Hopton Rise, Middleton by Wirksworth is now available For Sale. Built in 2016 by the award-winning housebuilder Wheeldon Homes, this delightful home has the remainder of a 10 year NHBC warranty, there is gas central heating and uPVC double glazing, plus quality fixtures and fittings throughout. The accommodation comprises; entrance hall, dining kitchen, guest WC, living room, a family bathroom and three double bedrooms, the principal bedroom having an ensuite shower room. Outside there are attractive, well maintained gardens to the front and rear, off street parking and a large garage. Viewing Highly Recommended, Virtual Tour Available.



The Location

Hopton Rise at Porter Lane is conveniently located in the village of Middleton by Wirksworth, less than a mile from the centre of the market town of Wirksworth and less than 5 miles from Matlock. It is also in easy reach of Derby, Chesterfield, Sheffield and Nottingham. The area boasts a friendly and vibrant community and is an ideal location for this range of contemporary designed homes. The homes at Hopton Rise have been carefully planned and designed with sympathy to preserve the natural integrity of the village of Middleton and to comply with the conservation area requirements. The village itself hosts many social events including live music nights, film nights, quizzes and the popular open gardens weekend. There is an abundance of walks from the doorstep, with the High Peak Trail, just minutes away, linking you to the glorious Peak District countryside.

Ground Floor

A paved pathway leads through the front garden to reach the part glazed uPVC front door which opens into the

Entrance Hallway 14'10" x 6'7" (4.53 x 2.02)

With a quality wood-effect vinyl flooring and bespoke-built understairs storage, doors lead to the living room, guest cloakroom and

Dining Kitchen 14'9" x 9'10" (4.50 x 3.00)

With a porcelain tiled floor and well lit by the uPVC window to the front aspect. The kitchen has been fitted with a quality range of white matching wall, base and soft closing drawer units with a contrasting black granite work surface over. There is an inset one and a half bowl stainless steel sink and integrated appliances include - electric oven, five ring gas hob with curved glass extractor hood over and a dishwasher. There is space and plumbing for a washing machine, space for a fridge freezer and plenty of room for a dining table and chairs. A matching wall cupboard houses the gas combi boiler. At the end of the hallway, a door to the right leads to the

Guest Cloakroom 5'10" x 2'10" (1.80 x 0.87)

With a dual flush WC, pedestal sink with mixer tap and

tiled splashback and a continuation of the hard-wearing wood effect flooring.

Living Room 14'7" x 11'3" (4.45 x 3.44)

This room is flooded with natural light from the rear aspect double glazed windows and matching French doors, which open out onto the patio area and garden. This is a good sized room with carpeted flooring.

First Floor

This bright and airy first floor landing creates a real sense of space and splendour. There is a double glazed window to the front aspect, a built-in cupboard housing the hot water cylinder and access to the loft which has been insulated. Doors lead to the three bedrooms and family bathroom.

Bedroom One 14'9" x 9'10" (4.50 x 3.00)

An impressive principal bedroom with front aspect double glazed window. There are built-in wardrobes and a door leads into the

Ensuite Shower Room 8'8" x 3'11" (2.65 x 1.20)

Stylishly decorated with a suite comprising of a double shower enclosure with thermostatic shower, pedestal sink with mixer tap and dual flush WC, plus a chrome heated towel rail and shaver point.

Bedroom Two 14'8" (max) x 11'3" (4.48 (max) x 3.45)

Another good sized double bedroom with a rear aspect double glazed window overlooking the garden.

Bedroom Three 13'1" x 7'10" (4.01 x 2.39)

Currently used as a home office but otherwise a double bedroom with front aspect uPVC double glazed window.

Family Bathroom 10'3" x 6'9" (3.14 x 2.06)

With contemporary ceramic flooring and a modern white four piece suite comprising a panelled bath, shower cubicle, pedestal sink and a dual flush WC. There is a chrome heated towel rail and an obscured glass uPVC double glazed window to the rear aspect.

Garage 18'11" x 15'3" (max) (5.78 x 4.65 (max))

A larger than average garage with an up and over to the front and a part glazed pedestrian door to the rear with access to the garden. The garage benefits from power and light and has the added bonus of extra storage in the roof space.

Outside

To the front of the property is an attractive foregarden with a lawn and shrubs, plus the driveway offering parking for up to three cars and leading to the garage. To the rear of the house is a charming, fully enclosed and well maintained garden with a patio, good size lawn, attractive gravelled area and plenty of established plants and shrubs. There is access to the garage from here.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1977 per annum.

Directional Notes

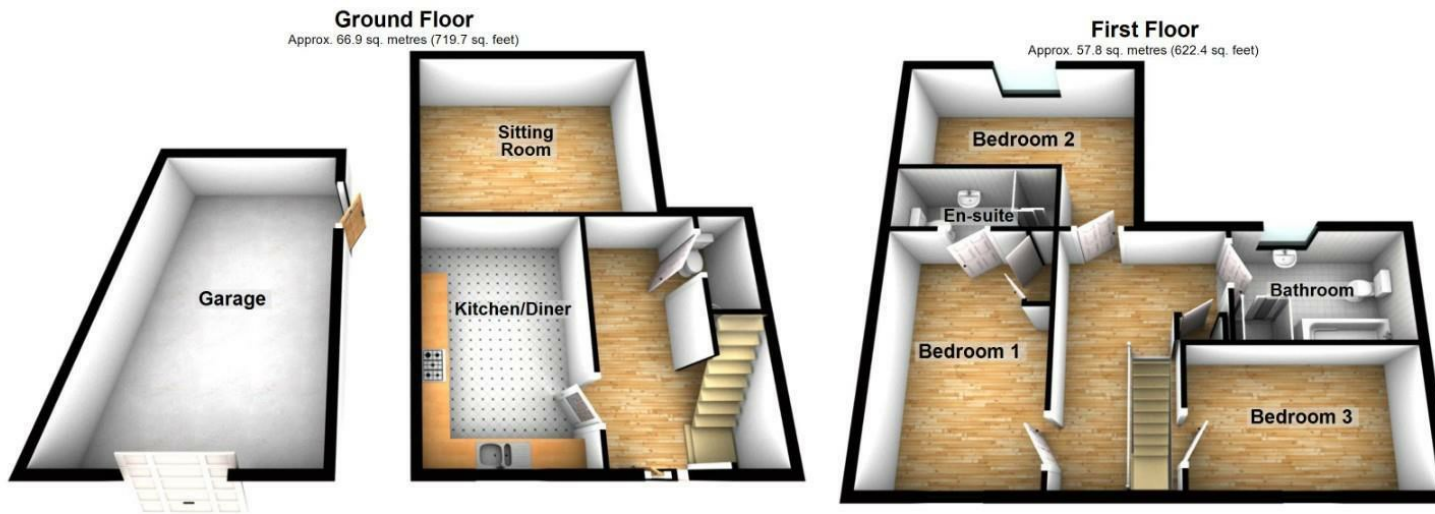
The approach from our Wirksworth Office is to travel towards Cromford bearing left at The Lime kiln Public House as sign posted for Middleton. Continue up the hill and at the crossroads turn right onto Porter Lane (B5305) towards Cromford and then taking the first left hand turn into Jacksons Ley. Number 6 will be found on the right hand side as shown by our For Sale board.

Annual Management/Service Charge

Each home on this development contributes an annual payment to the maintenance and upkeep of the common areas, pathways and grassed areas. The fee for 2024 is £325.







Total area: approx. 124.7 sq. metres (1342.1 sq. feet)

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.

