



GRANT'S  
OF DERBYSHIRE

5 Porter Lane, Middleton-by-Wirksworth DE4 4NZ  
Offers Around £375,000



Located on the popular development of Hopton Rise in the desirable village of Middleton by Wirksworth, is this stunning three/four bedroomed semi-detached family home. The accommodation is immaculately presented throughout & briefly comprises, entrance hall, downstairs WC, fourth bedroom/home office, kitchen, utility room, living/dining room & play room/snug to the ground floor, then to the first floor, three double bedrooms, an ensuite shower room to bedroom one and a family bathroom. The property benefits from gas central heating and uPVC double glazing throughout, has a small foregarden and a fully enclosed rear garden which is mostly paved with a small section of artificial lawn. A block paved driveway provides parking for two vehicles and there's also a single garage. Video tour available. Viewing Highly Recommended.



## Location

Middleton by Wirksworth boasts a friendly and welcoming community with a primary school, two pubs and many local events. Set in the Derbyshire Dales, the village is close to the High Peak Trail, Carsington Water and the historic market town of Wirksworth. Hopton Rise at Porter Lane is conveniently located within a short walk of the village centre, less than a mile from 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 contemporary homes at Hopton Rise have been carefully planned and designed with sympathy to preserve the natural integrity of the village and to comply with the conservation area requirements.

## Ground Floor

To the front of the property the leaded, part glazed uPVC double glazed door opens into the:

### Entrance Hallway 7'1" x 6'2" (2.17m x 1.90m)

A warm and welcoming space with wood effect LVT flooring, stairs leading up to the first floor and panelled doors opening to bedroom 4, the downstairs WC and the kitchen.

### Bedroom Four / Home Office 9'11" x 9'2" (3.04m x 2.80m)

With a front aspect uPVC double glazed window and double panel radiator. Currently utilised as a fourth bedroom, this room would fit a small double bed in but could be used as a home office, play room or snug if desired.

### Downstairs WC 3'8" x 4'10" (1.12m x 1.49m)

With wood effect LVT flooring and a spotlight to the ceiling, this room is fitted with a two piece suite consisting of dual flush WC and pedestal wash hand basin. This room also has an extractor fan and double panel radiator.

### Kitchen 2.98m x 5.50m

This impressive kitchen is fitted with a stylish range of soft closing, cream gloss wall, base and drawer units with contrasting black granite sparkle effect worktops and upstands with an inset one and a half bowl sink with swan neck mixer tap. Integrated appliances include an AEG five ring gas hob with stainless steel extractor over, Candy electric oven beneath and a full sized dishwasher. There are polished ceramic tiles to the floor, a double panel radiator and the room is lit by inset spotlights. Ample space is available for a dining table and chairs if desired and a tall fridge/freezer (currently in situ). From here, an opening leads to the Living/Dining Room and a door provides access to the:

### Utility Room 7'1" x 6'3" (2.18m x 1.92m )

With a continuation of polished ceramic tiled flooring, inset spotlights and matching cream gloss, wall and base units with black granite sparkle effect worktops and upstands. This room has an inset stainless steel sink with mixer tap over and there's space and plumbing for an automatic washing machine and condensing tumble dryer (currently in situ). A wall unit houses the glow worm condensing boiler.

### Living / Dining Room 22'2" x 12'0" / 10'0" x 8'6" (6.77m x 3.67m )

The property was extended in 2022 to create this fabulous living / dining room. With a feature pyramid roof lantern which floods the room with natural light, wood effect Karndean (LVT) flooring, inset spotlights & a grey double panel radiator. This room is incredibly spacious, offering ample space for family sized furniture and the perfect area for entertaining guests. uPVC double glazed bifold doors provide access to the fully enclosed rear garden and an opening leads through to the:

### Snug / Play Room 10'0" x 8'6" (3.07m x 2.60m)

With a continuation of wood effect flooring and inset spotlights, this room has a modern vertical grey radiator and is currently used as a play room but could be adapted for other uses such as a snug or home office.

## First Floor

Stairs from the entrance hallway lead to the first floor landing where there's a rear aspect uPVC double glazed window, double panel radiator and loft hatch. One door opens to an over-stairs airing cupboard which houses the indirect hot water cylinder with water heater expansion tank but also has ample space for bed linen and towels. Doors open to all three bedrooms and the family bathroom.

### Bedroom One 10'4" x 12'7" (3.16m x 3.85m)

A spacious double bedroom with a rear aspect uPVC double glazed window, double panel radiator & fitted wardrobe with a good amount of hanging and storage space. A panelled door opens into the:

### En-Suite Shower Room 10'3" x 3'4" (3.13m x 1.02m)

A part tiled room with a front aspect uPVC double glazed window with obscured glass, vinyl tile effect flooring and spotlights to the ceiling. Fitted with a three piece suite consisting of double shower cubicle with mains shower over and sliding glass door, a pedestal wash hand basin and dual flush WC. This room also has a double panel radiator and an extractor fan.

### Bedroom Two 10'2" x 10'2" (3.11m x 3.10m)

Another spacious double bedroom, this time with a front aspect uPVC double glazed window and double panel radiator.

### Bedroom Three 10'4" x 7'10" (3.16m x 2.41m)

Also of double proportion, with a rear aspect uPVC double glazed window and a double panel radiator.

### Family Bathroom 7'1" x 5'8" (2.17m x 1.74m)

A part tiled room with a front aspect uPVC double glazed window with obscured glass and tile effect vinyl flooring. Fitted with a three piece suite consisting of panelled bathtub with glass shower screen and mains shower over, a pedestal wash hand basin and dual flush WC. This room also has a chrome ladder style heated towel rail and an extractor fan.

## Outside & Parking

To the front of the property is a gravelled foregarden enclosed by a stone wall and split by a pathway which leads to the front entrance door. Immediately to the rear of the property is a fully enclosed, good sized garden, laid mostly with paving stones, alongside a small area of artificial grass, providing the ideal space for alfresco dining. A timber gate leads to a block paved driveway which provides allocated parking for two vehicles and the property also benefits from a:

### Single Garage 18'7" x 9'9" (5.67m x 2.98m)

Semi-detached with a neighbouring garage, this single garage has both power and light with an up and over door.

## NHBC Warranty & Maintenance Charges

This Wheeldon Home was built in 2015, so still has 9 months of an NHBC warranty remaining. The current owner has advised that Ground Solutions UK Ltd are the legal maintenance company and the charges currently stand at £350 per year. The charges for 2025 have been covered already.

## 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 signposted for Middleton. Continue up the hill and at the crossroads turn right onto Porter Lane ( B5305 ) towards Cromford. Number 5 is situated on the left hand sign, just before the turning into Jacksons Ley.













Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

113.12 m<sup>2</sup>  
1217.61 ft<sup>2</sup>

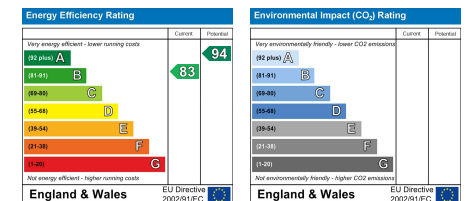
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

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.



GRANT'S  
OF DERBYSHIRE

6 Market Place, Wirksworth, Derbyshire, DE4 4ET  
T: 01629 823008  
wirksworth@grantsofderbyshire.co.uk  
www.grantsofderbyshire.co.uk