



**GRANT'S**  
OF DERBYSHIRE

Chapel Lane, Matlock DE4 4NF  
Offers Around £330,000

Grants of Derbyshire are delighted to offer this detached three-bedroom property in the sought-after village of Middleton, an ideal opportunity for anyone looking for a renovation project with real potential. Well-proportioned throughout, this home provides a solid foundation for those wishing to modernise, reconfigure, or develop a property to suit their own vision. The ground floor includes a spacious dining kitchen and a separate living room, both offering plenty of scope for redesign or enhancement. Upstairs, the first floor comprises two well-sized double bedrooms, a third single bedroom, and a family bathroom, giving a flexible layout that can be adapted to meet a variety of needs. Outside, the property benefits from a private rear garden and a garage/workshop, providing valuable additional space that could be improved or repurposed for hobbies, storage etc. Viewing highly recommended. Virtual tour Available.

## Ground floor

The property is accessed through the wooden gate and up the driveway to the front door.

### Entrance hall 3'9" x 6'10" (1.16 x 2.09)

As you enter the property, you're met with an entrance hallway that offers room for coats and shoes. The staircase rises ahead, and a door directly in front leads through to the

### Downstairs WC 6'3" x 2'11" (1.91 x 0.91)

The downstairs toilet includes a white WC and a wash hand basin. The room is currently undergoing redecoration and modernisation.

### Living room 11'1" x 14'5" (3.40 x 4.41)

The living room is a spacious area featuring a large front window that brings natural light into the room.

### Reception room 8'10" x 9'1" (2.71 x 2.78)

Currently used as an office, this area provides room for additional seating or could be adapted for a variety of uses. It is open to the dining room and kitchen, creating a flexible layout.

### Dining room 8'9" x 15'10" (2.67 x 4.83)

This spacious dining room features French doors opening onto the garden, allowing natural light into the room and offering the option for easy access to the outdoor space. There is ample room for a dining table and chairs.

### Kitchen 8'9" x 8'2" (2.67 x 2.50)

The kitchen is fitted with a range of wall, base, and drawer units, along with a four-ring gas hob and extractor hood. A stainless-steel sink sits beneath the window. The room opens into a practical dining area, offering space for everyday meals, and a back door provides direct access to the garden.

## First floor

Stairs from the entrance hall rise to the first floor landing.

### Bedroom One 11'0" x 10'11" (3.37 x 3.35)

This spacious double bedroom features a front-facing window that brings natural light into the room throughout the day.

### Bedroom Two 8'9" x 10'10" (2.69 x 3.32)

This double bedroom includes a rear-facing window that brings in plenty of natural light, creating a bright and welcoming space.

### Bedroom Three 8'2" x 6'5" (2.49 x 1.98)

This bedroom would make an ideal third single bedroom or a useful home office.

### Bathroom 5'5" x 6'5" (1.66 x 1.96)

The family bathroom includes a three-piece suite comprising a WC, pedestal sink, and a paneled bath with a shower over.

## Outside & Parking

To the front of the property, a private driveway provides convenient off-road parking alongside a front garden. At the rear, a low maintenance garden extends the outdoor space, complemented by a garage and workshop that offer excellent potential for storage, DIY projects, or creative hobbies.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum.

The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

## Directional Notes

From our office in Wirksworth, take the B5036 towards Cromford turning left along the B5023 by the Lime Kiln public house. Follow the road into the village of Middleton by Wirksworth and shortly after passing the primary school take the right turn into Chapel Lane.





Floor 0

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

84.2 m<sup>2</sup>

906 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [H2-H1] A		Very environmentally friendly - lower CO <sub>2</sub> emissions [H2-H1] A	
[H1-H1] B		[H1-H1] B	
[H9-H8] C		[H9-H8] C	
[D5-D4] D		[D5-D4] D	
[D9-D4] E		[D9-D4] E	
[D1-D8] F		[D1-D8] F	
[I-12] G		[I-12] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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[H1-H1] B		[H1-H1] B	
[H9-H8] C		[H9-H8] C	
[D5-D4] D		[D5-D4] D	
[D9-D4] E		[D9-D4] E	
[D1-D8] F		[D1-D8] F	
[I-12] G		[I-12] G	
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