

**9 THE KNOLL
TANSLEY
NR MATLOCK
DERBYSHIRE DE4 5FP**



O A £220,000

A well proportioned three bedroom semi-detached home with good sized gardens, off street parking and enjoying a highly regarded village location.

Standing at the heart of this sought after village, the traditional three bedroom semi-detached home offers an excellent opportunity to the first time buyers or small family. Good sized three bedroom accommodation is complemented externally by larger than average gardens, off street parking for up to three vehicles and outhouses providing useful storage.

Tansley boasts a thriving community supported by two public houses and a well respected primary school. There is ready access to the surrounding Derbyshire Dales countryside whilst the market town amenities of Matlock lie just two miles away. Good road communications lead to the neighbouring centres of employment to include Bakewell, Chesterfield and Alfreton where there are also further commuter links via the A38 and M1 corridor.

- 3 bed semi-detached property
- Good sized gardens
- Off street parking
- Highly regarded village location
- Well respected primary school
- Thriving community
- Viewing highly recommended



RICS **MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





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ACCOMMODATION

A wood grain effect UPVC double glazed front door opens to an **entrance hallway** with coat hanging and stairs which lead off to the **first floor** with useful storage beneath. Modern pine and part glazed doors lead off to the ground floor accommodation.

Dining Room – 2.57m x 3.62m (8' 4" x 11' 9") with UPVC double glazed window overlooking the mature front gardens, wood grain effect laminate flooring which continues throughout the hall and sitting room, built in bookshelving and a tiled fireplace with solid fuel grate.

Sitting Room – 3.95m x 3.65m (12' 10" x 11' 10") an excellent room benefitting from good natural light through a pair of UPVC double glazed doors which open directly to the rear patio and gardens. The room is principally south facing and finished with character features to include high level built in cupboards concealing the gas and electric meters and, as a focal point to the room, there is exposed brick work within the chimney breast which houses a cast iron solid fuel stove to a slate hearth and with polished oak lintel.

Kitchen – 3.65m x 3.01m (11' 10" x 9' 10") maximum. Being fitted with a range of modern cupboards and drawers plus work surfaces which incorporate a 1½ bowl stainless steel sink unit and four ring gas hob, again with a stainless steel finish, built in extractor canopy above, under counter electric oven and plumbing for an automatic washing machine. A broad window looks across the substantial gardens at the rear and with a second window and UPVC double glazed door allowing access from the side of the house.

From the hallway, stairs rise in a dog leg fashion to the first floor **landing** which has access to the **roof void** and a built in cupboard set above the bulk head.

Bedroom 1 – 3.63m x 2.87m (11' 9" x 9' 4") a front facing double bedroom with high level shelf and built in storage. the front window enjoys a pleasant aspect beyond the front gardens and neighbouring rooftops towards the wooded slopes beyond.

Bedroom 2 – 3.66m x 3.27m (12' x 10' 7") again with a delightful outlook across the gardens and neighbouring properties towards Masson and Bonsall Moor which rise above the Derwent Valley on the far horizon. A built in wardrobe provides hanging and high level storage.

Bedroom 3 – 3.03m x 1.98m (9' 9" x 6' 5") a good single bedroom with similar rear facing views.

Bathroom fitted with a modern white suite to include low flush WC, pedestal wash hand basin and bath with tongue and groove panel and electric shower fitted above. There is complementary ceramic tiling and a built in store houses the gas fired combination condensing boiler which serves the central heating and hot water system.

OUTSIDE

The property benefits from good sized gardens to both front and rear which offer ample opportunity for the keen gardener and family recreation alike. From the lane at the front, paved and concrete hardstanding provides nose-to-tail parking for two or three vehicles. Adjacent to the drive, a lawned garden is surrounded by mature shrubs and specimen trees which provide shelter from the roadside and interest throughout the year.

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The rear gardens are larger and, again, principally laid to lawn, level with border planting, fruit trees and garden storage opportunities. Adjacent to the house is a paved patio, and pathways lead to **garden sheds** and to a pair of brick built **outbuildings** of flat roof construction with a rendered finish and offering useful secure storage.

TENURE – Freehold.

SERVICES – All mains services are available to the property which benefits from gas fired central heating and UPVC double glazing. No test has been made on services or their distribution.

COUNCIL TAX – Band B.

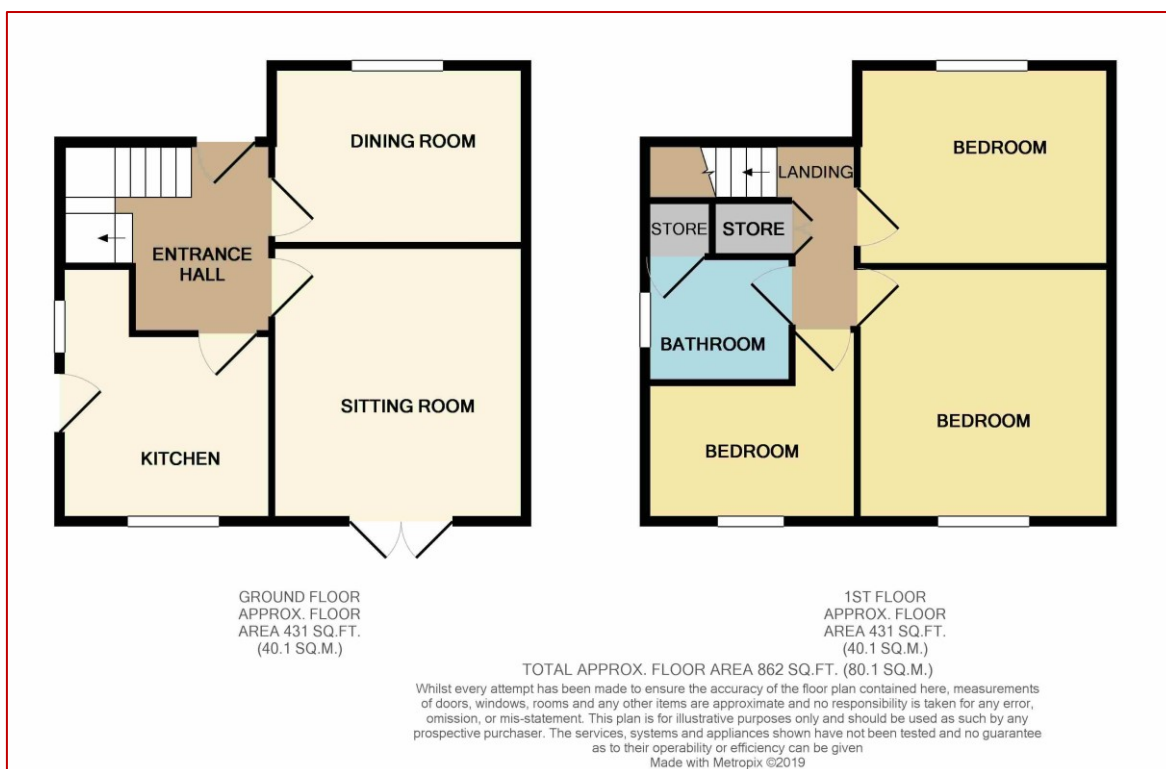
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square take Causeway Lane proceeding through Matlock Green and rising up The Cliff towards Tansley. On reaching Tansley, turn left into Church Street and follow the road to the centre of the village. After passing The Green, continue around the right hand bend before turning left into Knoll Mount by The Gate Inn. The road leads into The Knoll and No. 9 can be found on the left hand side identified by the Agent's For Sale board.

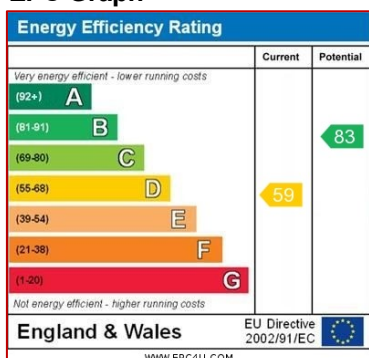
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9664

Floor Plan



EPC Graph



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