

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



O A £199,950

A traditional three bedroom semi-detached property within a sought after village location.

Standing within rendered elevations, this traditional semi-detached home offers scope for general updating and provides well proportioned three bedroomed accommodation. There is the benefit of good sized gardens, the front being particularly sizeable with off street parking and options to create additional hardstanding or further landscaping as may be required. The house is situated at the heart of this popular village which boasts a highly regarded primary school and ready access to surrounding countryside.

The market town, shops and facilities of Matlock lie around two miles away and good road communications lead to the neighbouring centres of employment which include Bakewell, Chesterfield and Alfreton. The wider delights of the Derbyshire Dales and Peak District countryside are also close at hand.

- Traditional 3 bed property
- Semi-detached
- Sought after village location
- Good sized gardens
- Off street parking
- Highly regarded primary school
- Ready access to surrounding countryside
- 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** from where stairs lead off to the **first floor** having useful storage beneath. Modern pine doors lead off to the **ground floor** accommodation.

Dining Room – 3.63m x 2.58m (11' 9" x 8' 5") with front aspect window looking across the gardens and with low level built in meter cupboard.

Sitting Room – 3.96m x 3.63m (12' 10" x 11' 9") a well proportioned room with a rear aspect window, built in high level cupboards and a wall hung gas fire fitted with a back boiler serving the central heating and hot water system.

Kitchen – 3.04m x 2.72m (9' 10" x 8' 9") fitted with a range of built in cupboards, drawers and work surfaces, stainless steel sink unit and plumbing for an automatic washing machine. There are also electric and gas cooker points, rear aspect window and external door giving access from the side of the house. There is also access to a walk-in **pantry**.

From the hallway, stairs rise in a dog leg fashion to the first floor with deep built in store set above the stairwell, window to the side and access to the roof void.

Bedroom 1 – 3.63m x 2.88m (11' 9" x 9' 4") a front facing bedroom with a particularly pleasant outlook towards the wooded slopes which rise beyond the village. There is a built in cupboard to one side of the chimney breast.

Bedroom 2 – 3.67m x 3.63m (12' x 11' 9") a larger double bedroom with built in wardrobes, rear facing and, again, with views across the neighbouring rooftops towards Riber Castle and Masson hill beyond.

Bedroom 3 – 3.05m x 1.95m (10' x 6' 4") with similar views to the rear and built in wardrobe.

Bathroom fitted with a white suite to include low flush WC, pedestal wash hand basin and panelled bath having electric shower fitting over. Chrome radiator and built in cylinder cupboard housing the lagged hot water cylinder, being fitted with an immersion heater.

OUTSIDE

The property enjoys a broad frontage, the garden widening towards the roadside and being sheltered within natural stone boundary walls. To one side there is an area of car standing with iron gate giving pedestrian access.

The front garden is principally laid to grass with a pebbled sitting area. Paths lead to the side and rear, the side providing access to the **outside store**.

The rear gardens are, again, laid to grass set within mature privet hedges, narrowing to the farthest point and including an aluminium framed **greenhouse**.

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.

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COUNCIL TAX – Band B.

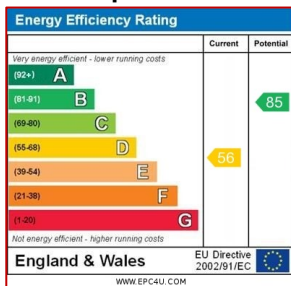
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square take Causeway Lane proceeding through Matlock Green and on up The Cliff towards Tansley. On reaching Tansley, turn left into Church Street and follow the road to the centre of the village. Pass the village green before turning second left onto The Knoll, just before reaching The Gate Inn. Follow the road over the brow and as the road slightly descends, No. 13 can be found on the left hand side identified by the Agent's For Sale board.

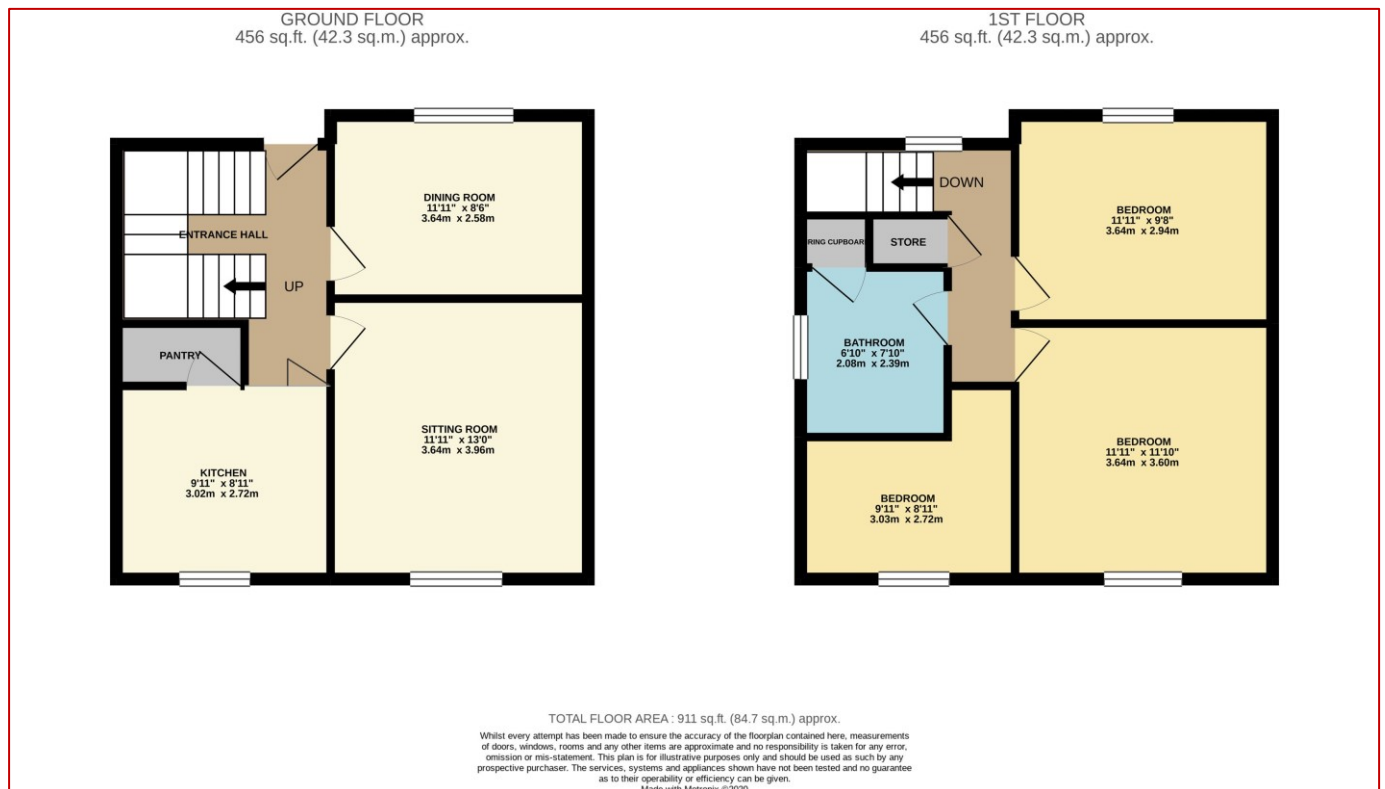
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9857

EPC Graph



Floor Plan



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