



**THE NOOK, KNIVETON,  
ASHBOURNE, DE6 1JH  
PRICE: OFFERS AROUND £239,950**



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

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)



**ESTATE AGENTS   CHARTERED SURVEYORS   AUCTIONEERS**

## DESCRIPTION

A most characterful stone-built semi-detached cottage property, which offers spacious, two-bedroomed accommodation in a popular and convenient village location.

Ideal for occupation by the professional couple, young family or those looking towards retirement, this traditionally styled and constructed cottage is well placed not only to readily access the market towns of Ashbourne, Wirksworth and Matlock, but also the beautiful countryside of the Derbyshire Dales and the renowned Carsington Water.

Considered to offer excellent value for money accommodation in the current marketplace, the property is well worth an early internal inspection.

## ACCOMMODATION

A UPVC sealed unit double glazed front door leads to

**Sitting Room** 4.57m x 3.76m (15' x 12'4") a terracotta tiled floor, heavily beamed ceiling and feature recessed fireplace with fitted cast-iron hamlet and log-burner stove. UPVC sealed unit double-glazed windows to front and rear.

**Comprehensively fitted Dining Kitchen** 4.57m x 2.64m (15' x 8'8") with a good range of fitted base cupboards and wall cupboards with ample round edge work surfaces and inset single drainer 1.5 bowl sink unit with mixer tap. Integrated appliances including refrigerator and dishwasher. Integrated electric oven and hob with cooker hood.

**Inner Hallway** with staircase off to first floor level.

**Ground Floor Bathroom** having ceramic tiled floor and fully ceramic tiled walls and contemporary three-piece suite in white comprising low flush wc, wash-hand basin set into vanity unit with double cupboard beneath and panelled bath with over-bath electric shower with glazed shower screen.

## Staircase to first floor landing

**Bedroom One (front double)** 4.88m x 3.76m (16' x 12'4") with inbuilt wardrobe cupboards and inbuilt double opening cylinder and airing cupboard.

**Bedroom Two (front)** 3.61m x 2.6m (11'10" x 8'6") with UPVC sealed unit double glazed window overlooking the front garden.

## OUTSIDE

The property stands behind delightful, well-stocked and planted cottage garden, where there is a useful detached block and tile outside workshop store.

## SERVICES

It is understood that all mains water, electricity and drainage are connected to the property.

## FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

## TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.





**COUNCIL TAX**

For Council Tax purposes the property is in band C

**EPC RATING E****VIEWING**

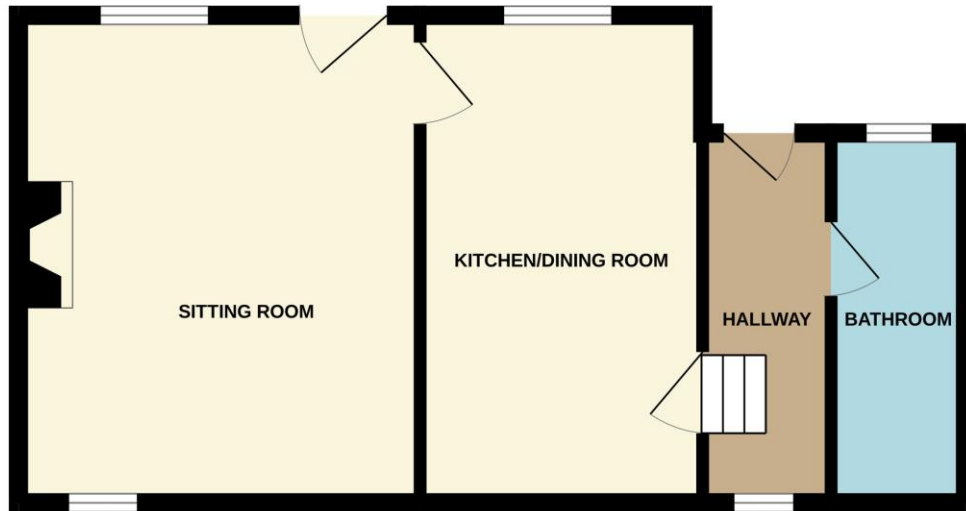
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

**WHAT3WORDS – toys.eliminate.insect**

Ref FTA2741



GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.