

**3 THATCHERS CROFT
NOTTINGHAM ROAD
TANSLEY
NR MATLOCK
DERBYSHIRE DE4 5AN**



£142,500 75% shared ownership

Offered as a 75% Shared Ownership property, under an Affordable Housing scheme. A modern stone built semi-detached home providing well proportioned 3 bed accommodation enjoying a popular village location.

Standing within a well regarded cul-de-sac and popular village location, this easily managed three bedroom home presents an excellent opportunity for those seeking comfortable family accommodation. To the first floor, 3 good bedrooms and bathroom whilst outside there is off street parking and easily managed gardens. The house is built of natural stone beneath a blue slate roof and provides well proportioned living space to include an open plan dining kitchen, dual aspect sitting room and ground floor WC.

As a property under shared ownership, the asking price is for a 75% share. The remaining 25% is retained by Midland Rural Housing for which a proportionate level of rent is payable. Purchasers may be required to meet certain local occupancy criteria.

Tansley boasts a thriving community, well respected village primary school and two public houses. The wider market town facilities in Matlock lie around two miles away whilst good road communications also lead to the neighbouring centres of employment to include Chesterfield, Alfreton with the cities of Sheffield, Derby and Nottingham all lying within daily commuting distance. The delights of the Derbyshire Dales countryside is also close at hand.

- Shared ownership
- 3 bed semi detached property
- Popular village location
- Open plan dining kitchen
- Dual aspect sitting room
- Ground floor WC
- Well respected primary school
- Viewing highly recommended



RICS **MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
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ACCOMMODATION

Sheltered beneath a timber and slate canopy, a panelled glazed front door opens to an **entrance hall** with stairs leading off to the **first floor** and doors to the principal ground floor living accommodation.

Kitchen and Dining Room – 5.36m x 3.61m (17' 6" x 11' 8") an open plan through room enjoying good natural light with double glazed windows to the front and rear. The kitchen area is fitted with a good range of cupboards, drawers and work surfaces which return to separate the dining/living area and provide a breakfast bar facility. There is a 1½ bowl stainless steel sink unit, four ring gas hob with under counter oven beneath and steel extractor canopy above. Plumbing for an automatic washing machine.

The dining area is front facing and includes an open door to a **front hall** with external door and separate door opening to a:

Cloak Room with low flush WC and pedestal wash hand basin.

From the entrance hall, a second door opens to the:

Sitting Room – 5.36m x 3.6m (17' 6" x 11' 8") again a full width room providing generous family living space and as a focal point to the room, a solid fuel fire to the chimney breast.

From the hall, stairs rise to the first floor **landing** which broadens to allow ample room for occasional furniture and includes a built in full height **storage cupboard**.

Bathroom fitted with a white suite to include panelled bath having thermostatic shower above, low flush WC, wash hand basin with concealed plumbing and built in low level cupboard with vanity surface above and extractor fan.

Bedroom 1 – 3.13m x 3.14m (10' 3" x 10' 3") average. A good double bedroom, front facing and with the benefit of a wardrobe recess and built in book/display shelving set above the stair well.

Bedroom 2 – 3.6m x 3.13m (11' 8" x 10' 3") average. A second double bedroom, again front facing with recessed display shelving.

Bedroom 3 – 2.61m x 2.15m (8' 6" x 7') a rear facing single bedroom.

OUTSIDE

Fronting the property is a block paved driveway offering parking for up to two vehicles. Adjacent to the drive is a decked terrace with a yard and raised border with a single eucalyptus. To the rear of the house is an informal grass garden, gently sloping away to a natural stone boundary wall and with attractive shrub border planting.

TENURE – Leasehold. The property is owned under a long lease and a shared ownership arrangement. A rent is payable for the 25% share owned by Midland Rural Housing at the current rate of £137.85 per calendar month.

SERVICES – All mains services are available to the property which benefits from gas fired central heating and sealed unit 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 in the direction of Matlock Green, Tansley and Alfreton. Proceed through Matlock Green, rising up The Cliff and on into Tansley. On entering Nottingham Road, as you reach The Tavern on the left, turn right into Thatchers Lane. Turn immediately right into Thatchers Croft and No. 3 can be found on the right hand side.

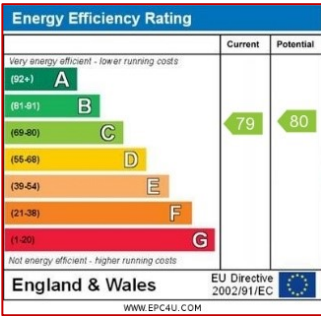
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9753

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EPC Graph



Floor Plan

