

21 RIBER VIEW CLOSE  
TANSLEY  
MATLOCK  
DERBYSHIRE DE4 5HB



**Offers Over £210,000**

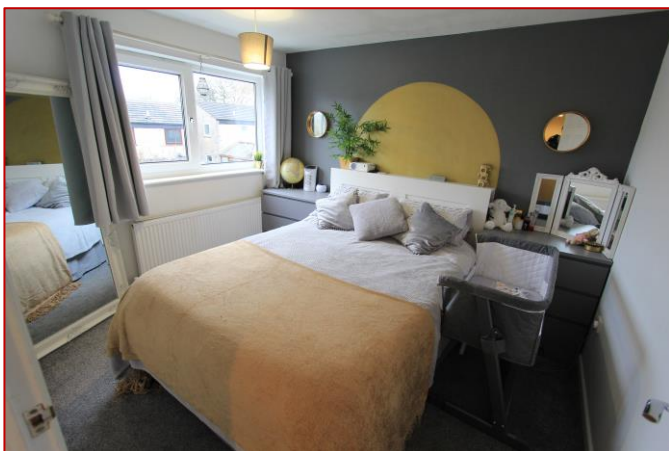
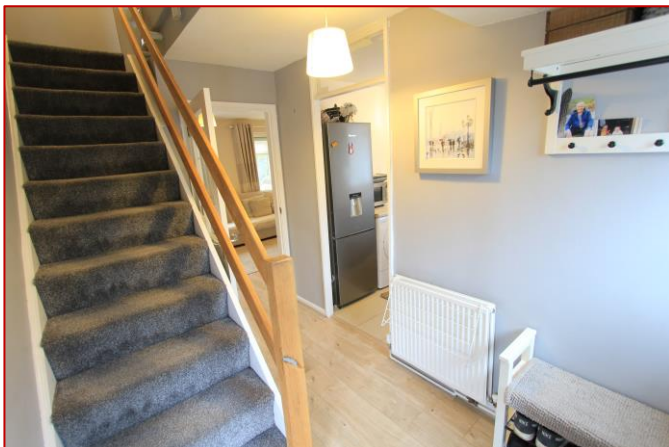
**A modern and well presented semi-detached home within a sought after village cul-de-sac and providing well proportioned two bedroom accommodation.**

Enjoying a sought after village location, this easily managed semi-detached home is well suited to the first time buyer, professional couple or small family. The two bedroom accommodation is well proportioned and includes the benefit of a conservatory extension, enclosed gardens and off street parking within the cul-de-sac. The house is tucked away to a cul-de-sac location, although conveniently placed at the heart of the village, which boasts a thriving community, respected primary school, public house and eateries. The delights of the surrounding Derbyshire Dales countryside are ready accessible, as are the market town facilities within Matlock just two miles away.

Good road communications lead to the neighbouring centres of employment to include Chesterfield, Bakewell and Alfreton where commuter links via the A38 and M1 corridor lead further afield.

- Well presented semi-detached home
- Well proportioned two bedroom accommodation
- Sought after village location
- Tucked away position
- Off street parking within the cul-de-sac
- Enclosed garden
- Viewing recommended

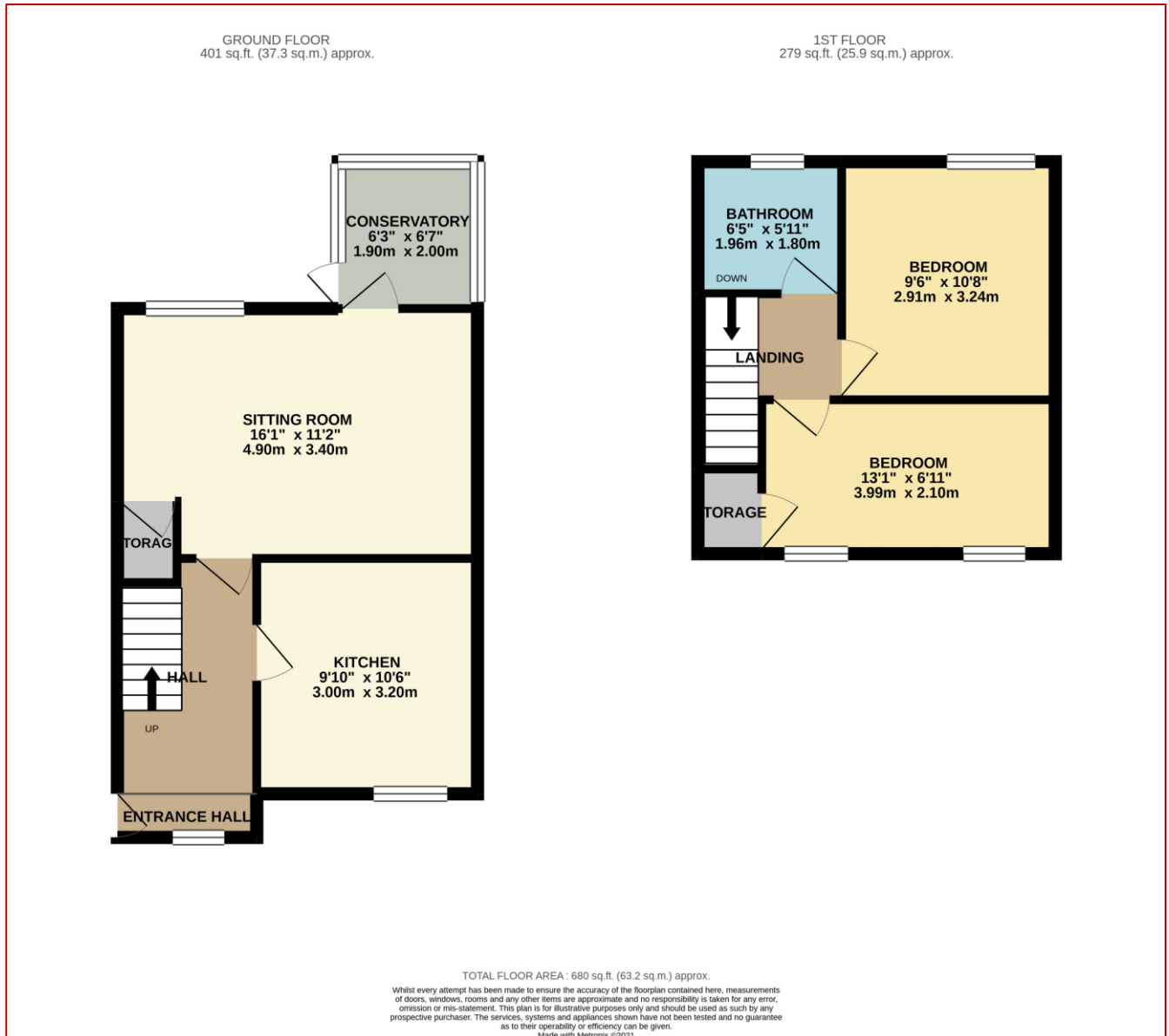
## PHOTO GALLERY



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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.

## FLOOR PLAN



## ACCOMMODATION

A covered front door opens to an **entrance hall** where stairs lead off the first floor and doors also off to the...

**Fitted kitchen** – 3m x 3.20m (9' 10" x 10' 6") well fitted with a range of modern cupboards, drawers and work surfaces which incorporate a stainless steel sink unit and four ring gas hob, there is an under counter electric oven, steel extractor canopy and contemporary black splash back. Plumbing for an automatic washing machine, ceramic tiled floor and front aspect window.

**Sitting room** – 4.9m x 3.4m (16' 1" x 11' 2) a good sized room with ample space to create a formal dining area, if required. There is access to under stairs storage, window facing the rear gardens and separate door opening to the...

**Conservatory** – 1.9m x 2m (6' 3" x 6' 7") of uPVC double glazed construction adding useful additional space.

From the hall, stairs rise to the first floor **landing** and doors off to...

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**Bedroom 1** – 3.99m x 2.10m (13' 1" x 6' 11") a good sized twin room with two windows facing the front, there is also access to built-in storage above the stairwell.

**Bedroom 2** – 2.91m x 3.24m (9' 6" x 10' 8") a rear facing double room.

**Bathroom** – 1.96m x 1.8m (6' 5" x 5' 11") fitted with a white suite to include a pedestal wash hand basin, low flush WC and panelled bath with a shower above.

#### **OUTSIDE**

The principal gardens are found at the rear, enclosed within timber fencing and including a paved patio and level lawn with herbaceous borders and timber garden **shed**.

**TENURE** – Freehold.

**SERVICES** – All mains services are available to the property, which enjoys the benefit of gas fired central heating and uPVC double glazing. No specific test has been made on the services or their distribution.

**EPC RATING** – Current D63 / Potential B86

**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 out of the town towards Tansley. On reaching Tansley, turn right into Church following the road for approximately half a mile before turning left into The Knoll. Take the next left turn into Riber View Close, take the next left into the cul-de-sac and no. 21 can be found on the right hand side, identified by the agents' For Sale board.

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

**Ref:** FTM10064

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