

17 RIBER VIEW CLOSE  
TANSLEY  
MATLOCK  
DERBYSHIRE DE4 5HB



○ A £180,000

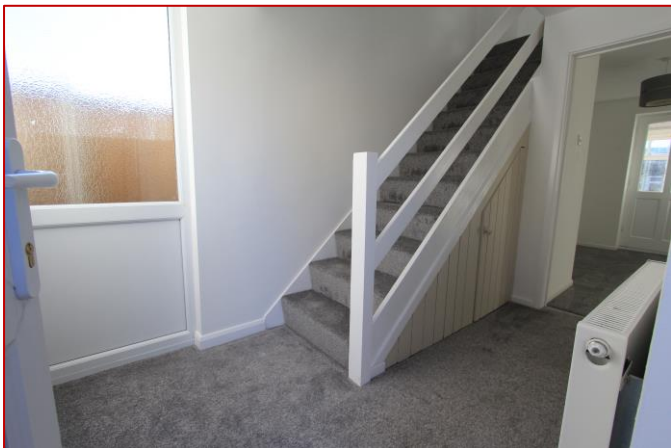
A modern two bedroom semi-detached home enjoying a cul-de-sac location at the centre of this sought after village.

Situated to a pleasant within pleasant cul-de-sac, this easily managed semi-detached home provides well proportioned two bedroom accommodation and is considered well suited to first time buyers, a small family or buy to let investment. Recent cosmetic updating presents the house to a pleasing standard, which is complemented externally by a conservatory extension and low maintenance gardens. The amenities of the village are all close at hand, which boasts a well respected primary school, public house, village green and a thriving community.

There is ready access to the delights of the surrounding Derbyshire Dales countryside, whilst good road communications also lead to the neighbouring centres of employment to include Matlock (2 miles), Alfreton (6 miles), Chesterfield (8 miles), Bakewell (10 miles).

- Modern semi-detached home
- Two double bedrooms
- Easily managed accommodation
- Low maintenance gardens
- Recent cosmetic updating
- Village amenities close by
- Thriving community

## PHOTO GALLERY



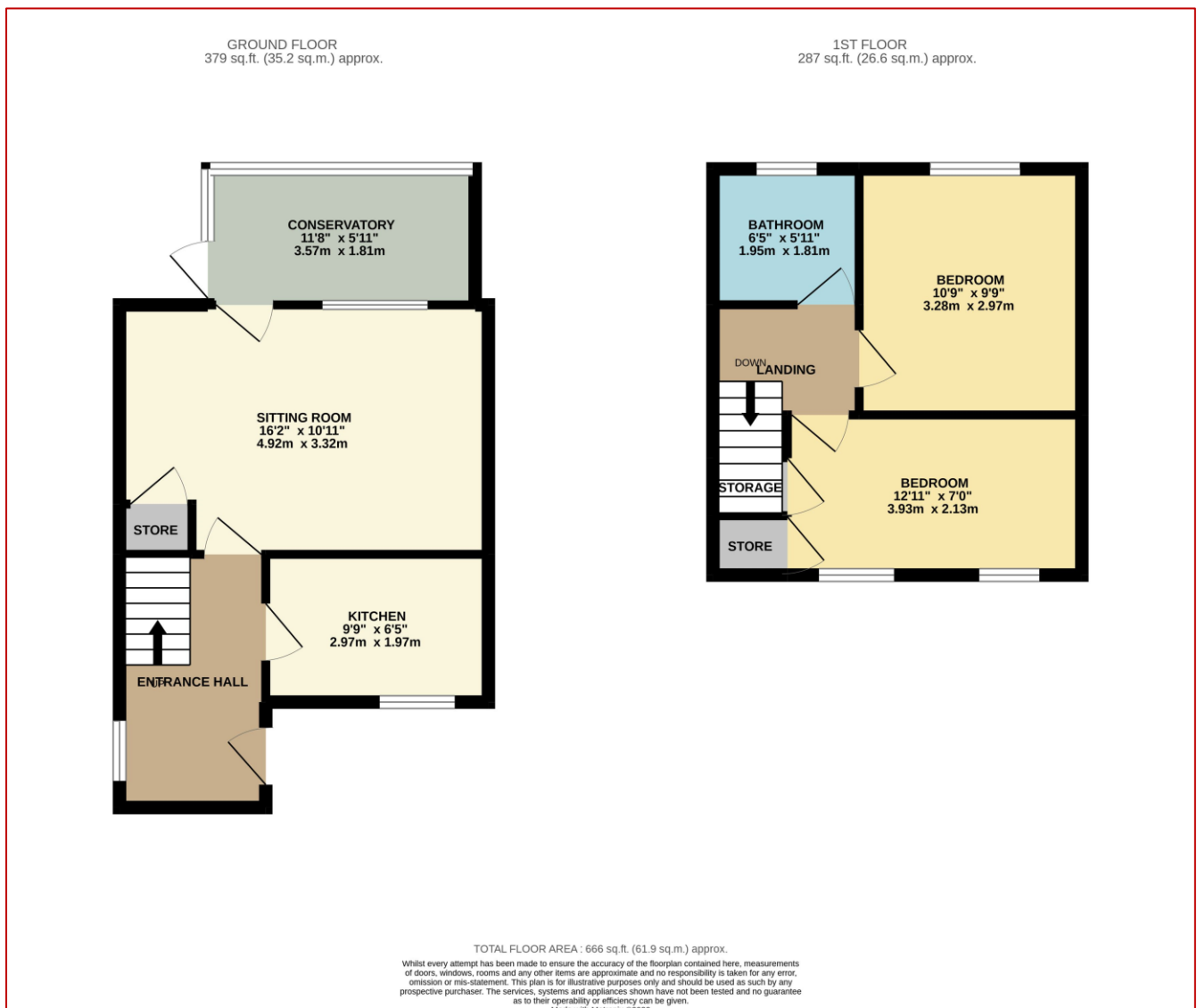
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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.





## FLOOR PLAN



## ACCOMMODATION

A uPVC double glazed front door opens to an **entrance hallway** from where stairs lead off to the first floor having useful storage beneath and with ample room for occasional furniture. A open doorway leads to the...

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**Fitted kitchen** – 2.97m x 1.97m (9' 9" x 6' 5") fitted with a range of high and low level cupboards plus work surfaces which incorporate a stainless steel sink unit. There is a 5-ring gas hob, under counter electric oven and extractor canopy above, plumbing for an automatic washing machine and front facing uPVC double glazed window. To one wall, the gas fired condensing boiler which serves the central heating and hot water system.

**Sitting room** – 4.92m x 3.32m (16' 2" x 10' 11") accessed off the hallway and generously proportioned with room to create a dining area if required. Good natural light is allowed through a broad single glazed window and part glazed door opening to the conservatory. To one wall, a contemporary living flame electric fire and there is the added benefit of open storage set beneath the stairs.

**Conservatory** – 3.57m x 1.81m (11' 8" x 5' 11") of uPVC double glazed construction above low stone walls, the room provide useful additional living space. A single French door opens to the rear gardens.

From the hallway, stairs rise to the first floor **landing** with access to the roof void, and doors off to...

**Bathroom** – 1.95m x 1.81m (6' 5" x 5' 11") fitted with a white suite to include a low flush WC, pedestal wash hand basin and panelled bath with a thermostatic shower fitting above. Chromed ladder radiator.

**Bedroom 1** – 3.28m x 2.97m (10' 9" x 9' 9") a rear facing double room with a pleasant outlook beyond neighbouring rooftops towards the hillsides beyond The Cliff.

**Bedroom 2** – 3.93m x 2.13m (12' 11" x 7') a second double or twin bedroom with two windows facing the front, a built-in airing cupboard which houses the foam lagged hot water cylinder, together with additional storage above the stairwell.

## OUTSIDE

Situated in the corner of the cul-de-sac, there is a modest paved path to the front door, to the side of which a tall gate encloses paths which lead to the side and rear. The principal gardens are found at the rear, set across two levels and landscaped for ease of maintenance. There is a good sized concrete patio with gravel and hedge border, whilst steps descend to a lower level, which has a pebbled finished, 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 68D / Potential 86B

**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 Ribber View Close, take the next left into the cul-de-sac and no. 17 can be found tucked away at the head of the cul-de-sac on the right hand side, identified by the agent's For Sale board.

**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228. **Ref: FTM10079**

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