

DOVE COTTAGE
NOTTINGHAM ROAD
TANSLEY
MATLOCK
DERBYSHIRE DE4 5FR



O A £225,000

A well presented three bedroom character cottage offering accommodation over three storeys and located within this popular village location.

Dating from the late 19th Century and built of natural stone beneath a slate tiled roof, stands this well presented three storey character cottage. The property has been upgraded and adapted in recent years to provide amenity for modern lifestyles, whilst retaining charm and character. With bathroom / WC facilities on each floor, there are three good bedrooms, complemented by good sized gardens outside, which lie elevated from the house at the rear. The property is ideally suited to the first time buyer, professional couple, small family or downsizing retirees.

Tansley is a popular and sought after village, which boasts a respected primary school, thriving community, and public house. Good road communications lead to neighbouring centres of employment to include Bakewell, Chesterfield and Alfreton, with the cities of Sheffield, Derby and Nottingham all within daily commuting distance. The delights of the Derbyshire Dales and Peak District countryside are close at hand.

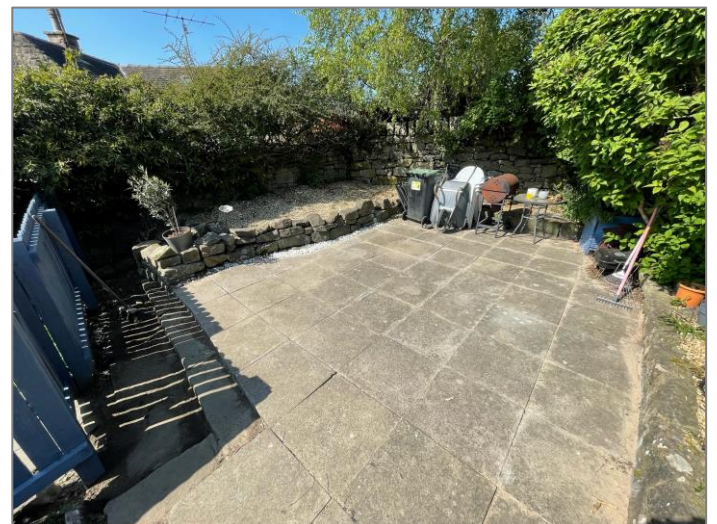
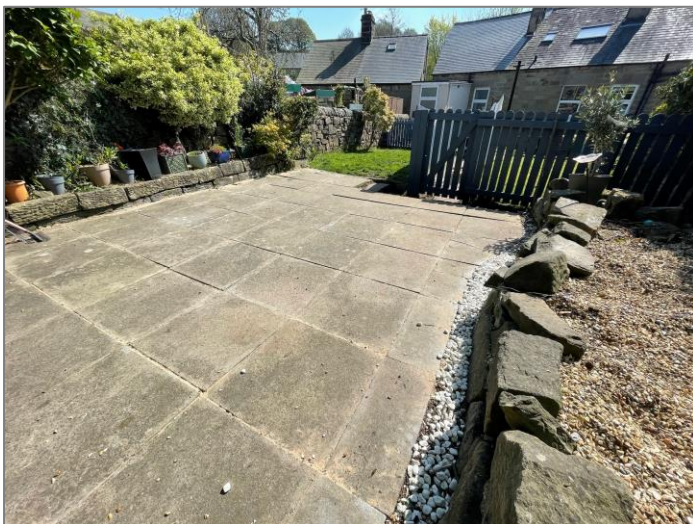
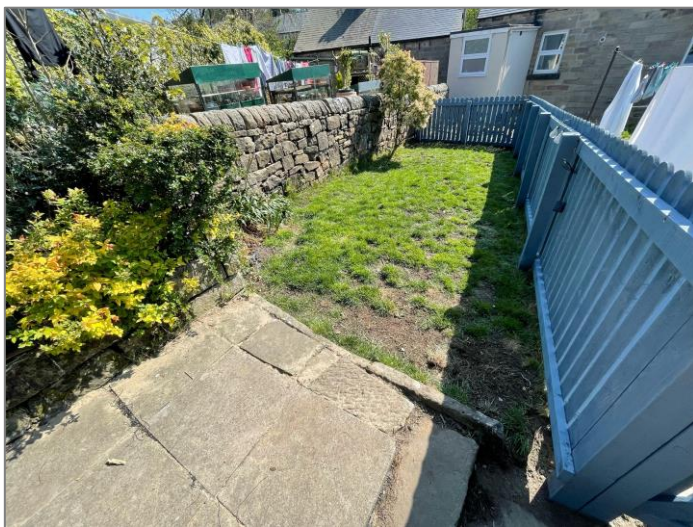
- Charming and characterful cottage
- Three storeys
- Three bedrooms, two bathrooms
- Upgraded and adapted in recent years
- Good sized gardens
- Suited to a variety of purchasers
- Sought after village location

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.



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FLOOR PLAN



ACCOMMODATION

A part glazed uPVC front entrance door gives access into the front **entrance porch** with part glazed door opening into the...

Sitting room – 4.05m x 3.98m (13' 4" x 13' 1") having a feature open fireplace, front aspect window and stairs rising to the first floor. Double doors lead to the ...

Fitted kitchen – 3.73m x 2.58m (12' 3" x 8' 6") fitted with a good range of Shaker style wall and floor mounted units with integral oven, induction hob and extractor hood, together with space and plumbing for other freestanding appliances. Rear aspect window, rear entrance door and a pair of doors open to the...

Utility room – 3.48m x 0.98m (11' 5" x 3' 2") fitted with a low flush WC and wash hand basin, plus plumbing for an automatic washing machine and chromed ladder radiator. Rear aspect obscured double glazed window.

From the sitting room, stairs rise to the first floor **landing** with doors off to the principal rooms and a further flight of stairs, which rise to the second floor.

Bedroom 1 – 4m x 2.23m (13' 2" x 7' 4") with front aspect window.

Bedroom 2 – 3.75m x 3.49m (12' 4" x 11' 5") a good double bedroom, rear aspect window and access to an...

Ensuite shower room - fitted with a white suite including a glazed cubicle with mains shower fitting, cupboard housing the gas fired central heating boiler.

From the first floor landing, stairs rise to the **second floor**.

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Bedroom 3 – 6.25m x 4.15m (20' 6" x 13' 7") maximum, a generous bedroom with dual aspect Velux roof lights, eaves storage and with access to an...

Ensuite bathroom - fitted with a low flush WC, pedestal wash hand basin and panelled bath with shower over. Velux roof light.

OUTSIDE

Access to the property is through a pedestrian gate and low maintenance front garden. To the rear is a small utility yard with **outdoor store** and steps rising to the principal gardens laid to lawn and large patio. A right of way to the rear is available via neighbouring properties from the front.

TENURE – Freehold.

SERVICES – All main 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.

EPC RATING – Current 64D / Potential 80C

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, through Matlock Green and continue up the A615 Nottingham Road into the village of Tansley and, just after the turning on the left to Church Street, the property 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: FTM10134

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