

Fern Close

Tansley, Matlock, DE4 5QP

John
German





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£525,000

Four double bedroom detached property located in a popular and new development in Tansley. Currently run as a successful holiday let, but also suitable for a growing family.

NO UPWARD CHAIN.



Located in the charming village of Tansley, 6 Fern Close is a well-presented four-bedroom detached home, with no upward chain. This property, which currently operates as a successful holiday let, offers the option to be sold fully furnished. Inside, the home is immaculate with wooden oak internal doors and internally briefly comprises entrance hallway, guest cloakroom, sitting room, dining kitchen and utility room. To the first floor is a master bedroom with ensuite, three further good sized bedrooms and a family bathroom.

Perfect for families looking to upsize or couples seeking a more manageable space, this property is situated in a popular area close to good pubs, schools, and scenic country walks. With its excellent condition and convenient location, the property is a fantastic opportunity for those looking for a ready-to-move-in home.

Entering the property through the composite front door, you step into a welcoming reception hallway featuring ceramic wood-effect tile flooring. The hallway provides access to the guest cloakroom, sitting room, and dining kitchen, while a staircase leads to the first floor. Additionally, there is a practical understairs storage cupboard housing the electric circuit board and internet modem.

The guest cloakroom has a continuation of the ceramic wood-effect tile flooring and a white suite with a wall hung wash hand basin with chrome mixer tap and low level WC.

The reception room is a good sized sitting room, being dual aspect to front and side.

Moving into the dining kitchen, you'll find a bright, dual-aspect space featuring double-glazed UPVC French doors that open to the rear garden. The ceramic wood-effect tile flooring continues seamlessly from the hallway. The kitchen boasts quartz preparation surfaces with an inset 1 ½ stainless steel sink, complemented by a chrome mixer tap and matching upstand surround. A variety of cupboards and drawers provide ample storage, while integrated Neff appliances include a dishwasher, fridge freezer, and a double electric fan-assisted oven and grill with a retractable door. Additionally, a Neff 5-ring gas hob with an extractor fan completes this well-equipped kitchen.

The utility room continues the ceramic wood-effect tile flooring and features quartz countertops with an inset stainless steel sink, complemented by a chrome mixer tap and matching upstand. There are cupboards beneath for storage, space for a washing machine and additional white goods, and a wall-mounted Ideal Logic combi boiler. There is an electric extractor fan and a composite door which provides convenient access to the side driveway.

On the first floor landing there are doors off to the bedrooms, family bathroom, a useful storage cupboard and a loft hatch access.

The principal bedroom is a spacious double, benefitting from an ensuite. The ensuite is stylishly finished with tiled flooring and includes a wall-hung washbasin with a chrome mixer tap, a low-level WC, and a double shower unit with a chrome mains shower and a rainfall showerhead. Additional features include a chrome ladder-style heated towel rail, an electric shaver point, and an electric extractor fan.

The remaining three bedrooms are all doubles, making them perfect for a growing family or accommodating guests comfortably.

The family bathroom is fully tiled and features a modern white suite. It includes a wall-hung wash hand basin with a chrome mixer tap, a low-level WC, and a bathtub with a chrome mixer tap and a mains-powered chrome shower with a rainfall showerhead. Additional amenities include an electric shaver point, an extractor fan, and a chrome ladder-style heated towel rail.

Outside, to the rear of the property, is a well-presented and private garden featuring a patio seating area, perfect for relaxing and entertaining. The garden includes a neatly maintained lawn and is enclosed by a combination of stone wall and timber fencing. To the side of the property, a block-paved driveway provides ample off-street parking and leads to a single garage with an up-and-over door, complete with power and lighting. At the front of the property, you'll find a herbaceous and flowering border, complemented by patio steps leading to the front door.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: Ultrafast full fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

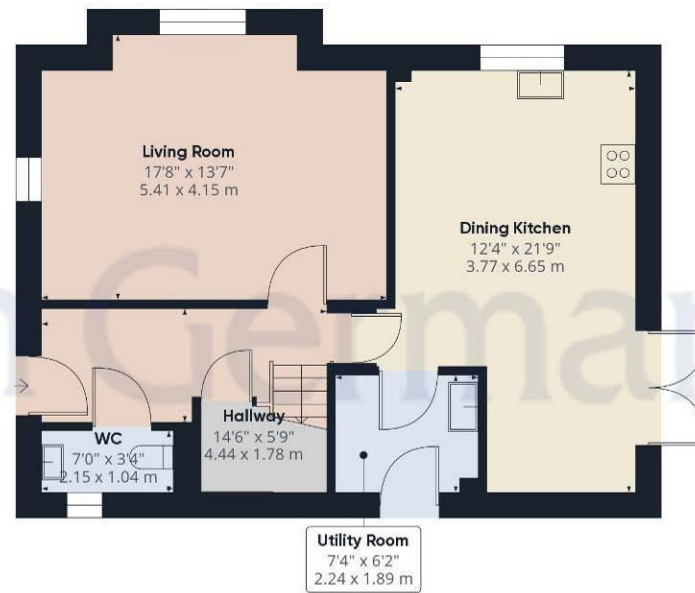
Local Authority/Tax Band: / Tax Band

Useful Websites: www.gov.uk/government/organisations/environment-agency

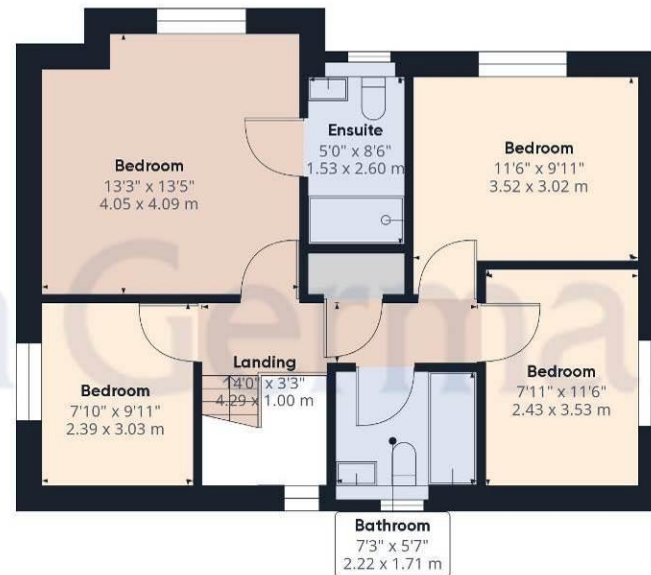
Our Ref: JG A24062024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1278.24 ft²

118.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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