



Cunnery View, Tansley. DE4 5FR

£350,000.

Characterful 3 bed stone-built cottage with driveway, enclosed garden and detached garage to the rear. Includes kitchen, dining room, cloak room, good sized living room with log burner, 3 bedrooms, family bathroom and conservatory. Property boasts original beams throughout and a log burner.

Tansley Village nestles in the beautiful hills of the Derwent Valley on the outskirts of Matlock surrounded by picturesque open countryside, with pleasant walks and superb views. There is a good primary school, village centre and local pubs. The village has excellent access to the nearby towns of Matlock, Wirksworth and Alfreton and is within commuting distance of Derby, Nottingham and the M1 Motorway.



Entering the property by a half glazed rear entrance door which opens to;

KITCHEN 5.74m x 1.95m

Having rear aspect double glazed windows overlooking the veranda, the kitchen houses a range of free-standing furniture including a large Welsh dresser containing storage draws and display cupboards. There are storage draws and cupboards within the kitchen and there is a range master electric cooker with ceramic hob and double oven and grill.

HALLWAY 2.76m x 1.77m

An internal hallway with ceramic tiles on the floor, houses a ground floor WC, an arch topped cast iron industrial window providing borrowed light through the dining room and the staircase to the first floor.

DOWNSTAIRS WC 1.39m x 0.9m

Situated under the stairs the room has a WC and a wash hand basin. Also provides access to a useful storage cupboard.

From the kitchen a broad opening leads to;



DINING ROOM 3.39m x 2.82m

The room has front aspect double glazed leaded windows, ceramic tiles to the floor and exposed beams to the ceiling. There is an original built in pot cupboard, central heating radiator and telephone point. A paned door with obscured glass leads to;

CONSERVATORY 3.57m x 2.58m

Having double glazed panels set upon a dwarf wall and an apexed panelled roof. A pair of double-glazed entrance doors open to the front of the property and the driveway. to:

From the dining room a further glazed door leads to;



LOUNGE 4.33m x 3.87m

The room has a pair of front aspect double glazed unlead windows overlooking the gardens. Additionally it has exposed beams on the ceiling and a feature fireplace housing a multi-fuel stove. The room has a central heated radiator, a television point and polished light oak flooring.

From the inner hallway the quarter turn staircase rises to;

FIRST FLOOR LANDING 4.52m x 0.76m

The landing enjoys a double-glazed unlead window with views over towards Riber castle and the end of the landing there is a storage cupboard housing the newly fitted Main gas fired boiler, which provides hot water and central heating to the property. The landing has a central heated radiator and batten doors open to;



BEDROOM ONE 4.41m x 3.20m

With a pair of front aspect double glazed unlead windows, a central stone mullion. There is also a central heated radiator.



BEDROOM TWO 3.06m x 2.73m

Front aspect unlead windows with exposed stone mullion. The room has light wood effect laminate floor and a central heated radiator.

BEDROOM THREE 4.00m x 3.06m

Rear aspect Velux window flooding the room with natural light

FAMILY BATHROOM 2.37m x 2.20m

With a rear aspect double glazed window with obscured glass. Suite with stand alone roll top bath set upon claw feet, high level flush WC and shower cubicle with mixer shower. There is a contemporary wash hand basin with mixer tap and cupboard storage underneath, a towel radiator and loft access hatch.



OUTSIDE

To the front of the property, set within the wall there is a post office letter box, an off-road parking space with an electrical charging point and an area of garden that is stocked with a variety of ornamental shrubs and plants. To the rear of the property is a veranda creating a delightful enclosed sitting area and houses an outside utility cupboard which has space and connection for a washing machine and tumble dryer.

beyond which is a driveway to either side of which are rockery borders stocked with flowering plants. There is an additional water feature and ornamental pond and a timber constructed summer house. The property also has outside water and power supplies.

Beyond the enclosed garden leads to;

GARAGE/WORSHOP 6.89 x 4.88

Having a pair vehicular access doors, power and lighting, the garage has plenty of scope. This could be used as extra storage, a perfect work from home office or has potential to convert into an annex (subject to PP).



SERVICES AND GENERAL INFORMATION

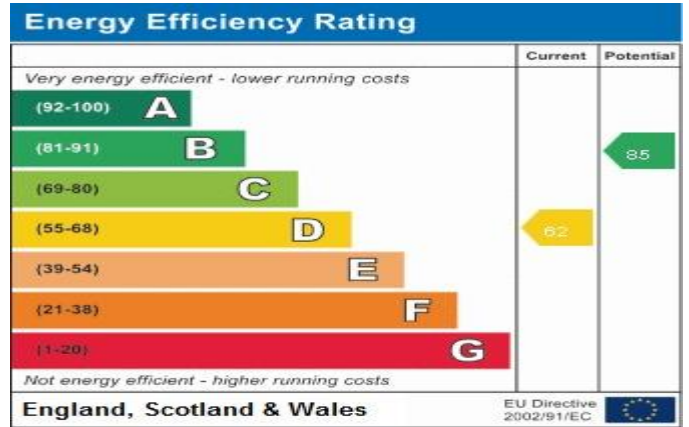
All mains services are connected to the property.

TENURE Freehold

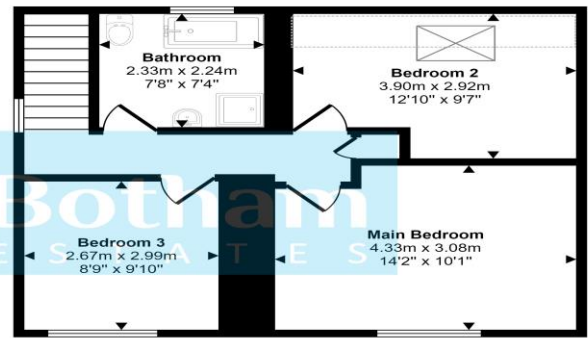
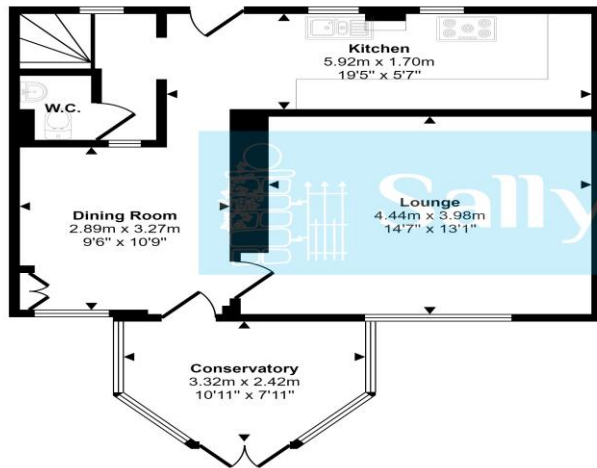
COUNCIL TAX BAND (Correct at time of publication)

‘C’





Approx Gross Internal Area
104 sq m / 1115 sq ft



Ground Floor
Approx 55 sq m / 595 sq ft

First Floor
Approx 48 sq m / 520 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Disclaimer

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract