



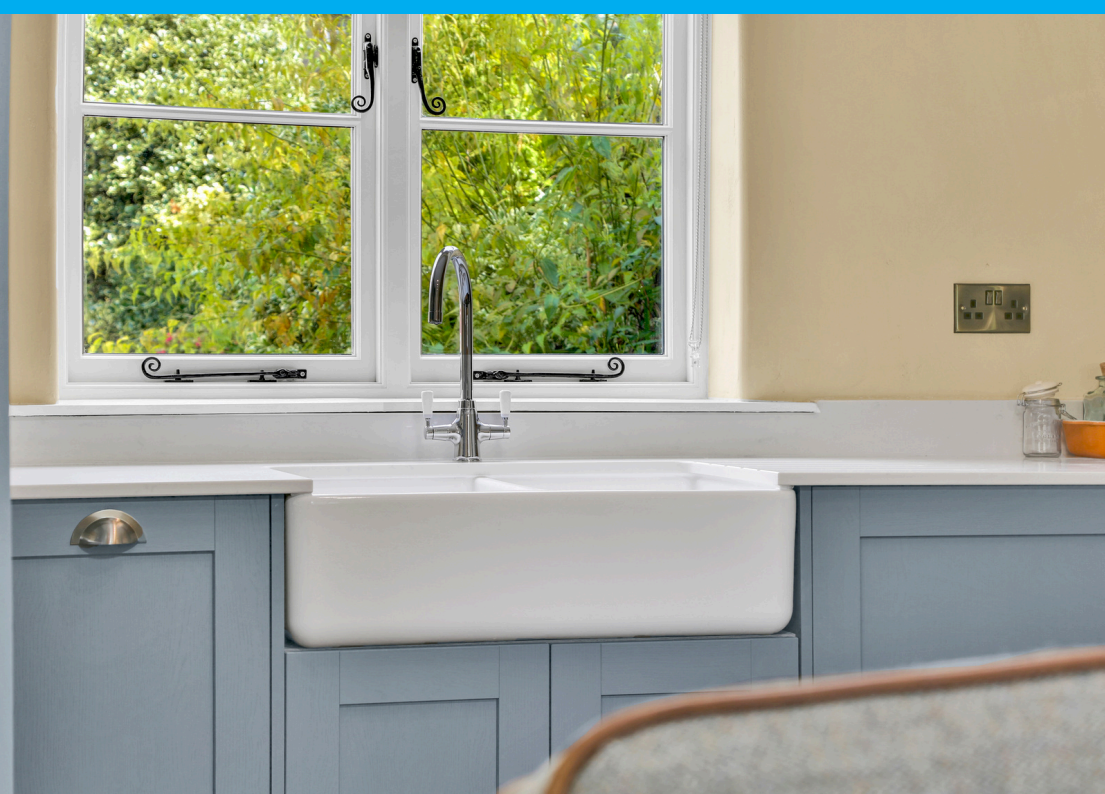
Sally Botham
ESTATES

5 SOUTH VIEW
Church Street, Tansley, DE4 5FE
£285,000









An immaculately presented, newly-refurbished property, ideally located close to the centre of the popular village of Tansley. The property has undergone complete refurbishment including new wiring and plumbing, re-plastering and new windows throughout, using high-quality fixtures and fittings. The property is curtilage listed, and offers: two bedrooms; ensuite shower room; contemporary ground-floor bathroom; spacious open-plan living-dining-kitchen. The property stands in immaculate, newly-landscaped gardens, with off road parking.

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 via a half-glazed entrance door, which opens to:

ENTRANCE HALLWAY

Having light oak-effect laminate flooring, contemporary column central heating radiator, and oak braced batten doors with Suffolk thumb latches opening to:

GROUND FLOOR BATHROOM

Having a side-aspect double-glazed casement window with obscured glass, and suite with: slipper shaped standalone roll-top bath set up on lion's paw feet, and having Victorian-style mixer taps and handheld shower spray; semi-countertop wash hand basin with storage cupboard beneath; and a concealed-cistern dual-flush WC. The room has a dual-fuel ladder-style towel radiator, and an extractor fan.

LIVING-DINING-KITCHEN

A delightfully spacious room with dual-aspect double-glazed casement windows enjoying views over the gardens. A half-glazed entrance door opens onto the rear of the property. The room has light oak-effect laminate flooring following through from the reception hallway, and there is a feature exposed stone wall. The kitchen is fitted with a good range of shaker-style units in a paint-effect finish, with cupboards and drawers beneath a quartz worksurface with a matching upstand. There are wall-mounted storage cupboards. Set within the worksurface is a twin bowl porcelain sink with a mixer tap. Fitted within the kitchen is a Belling range-style cooker with a five-burner gas hob, double oven and grill, over which is an extractor hood. Integral appliances include a slimline dishwasher, fridge-freezer, and washing machine. To the sitting area of the room is a raised stone hearth, housing a living-flame electric stove. The room is illuminated by wall and centre light points, and there are contemporary column central heating radiators, television aerial point, and fibre broadband point.

From the dining area of the room, a staircase rises to the upper floor accommodation, with a useful under-stairs storage cupboard housing the gas-fired boiler, which provides hot water and central heating to the property.

FIRST FLOOR LANDING

Having a side-aspect wooden double-glazed window, exposed roof purlin, and light-oak braced batten doors with thumb latches opening to:

BEDROOM ONE

A spacious double room with a conservation rooflight window, column central heating radiator, exposed roof purlins, and an oak batten door opening to:

EN SUITE SHOWER ROOM

Having light oak-effect laminate flooring, exposed roof purlin, and suite with: quadrant shower cubicle, having a mixer shower with overhead and handheld shower sprays; contemporary wash hand basin with pillar tap and storage cupboards beneath; and dual-flush concealed-cistern WC. There is an electric chrome-finished towel radiator.

BEDROOM TWO

Built into the shape of the roof with a conservation rooflight window with views over the village. The room has a contemporary column-style central heating radiator, exposed roof purlins, and a good range of built-in storage shelving and hanging rails.

From the landing, a further batten door with thumb latch opens to:

WALK-IN WARDROBE

A spacious storeroom with fitted storage shelving, hanging rails, and a contemporary central heating radiator.

OUTSIDE

The property is approached via a gravel driveway, providing off-road parking for two vehicles. From the driveway, personnel gates open to the gardens. To the front of the property is a large flagged terrace, with borders well-stocked with ornamental shrubs and flowering plants, including heathers and lavender. To the side of the property is a further flagged terrace, ideal for displaying pot plants, beyond which is a gravelled seating area. To the rear of the property is a delightful area of patio garden, taking advantage of the southerly aspect, with a split-level flagged terrace, immediately to the rear of the property where the door opens from the living-dining-kitchen. Beyond the terrace is a gravelled area interspersed with trees including a pear tree. There are borders with flowering plants and ornamental shrubs.

The property has outside lighting, water, and power supplies.

SERVICES AND GENERAL INFORMATION

All mains' services are connected to the property

TENURE Freehold

COUNCIL TAX BAND: (Correct at the time of publication) 'B'

DIRECTIONS

Leaving Matlock along the A615 towards Alfreton after passing the former filling station take the left turn into Church Street then first left into Ashley Close where the property can be found on the left hand side.

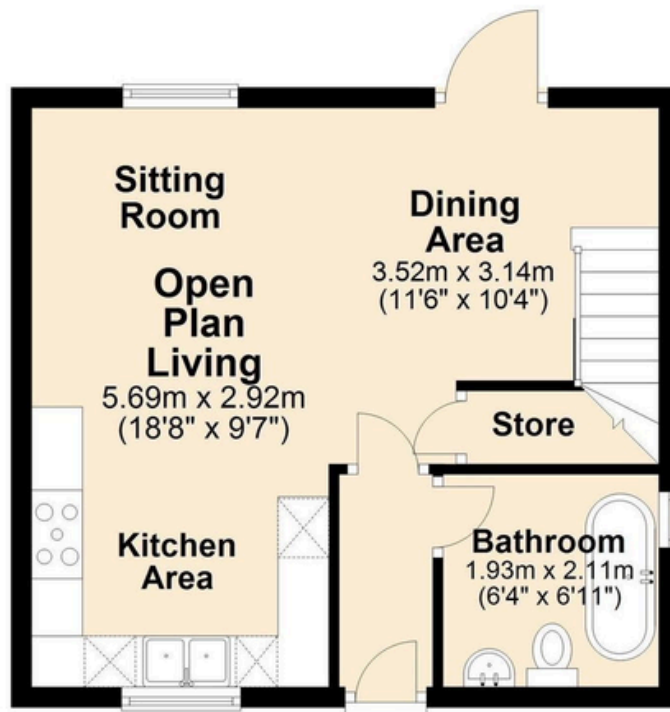
Disclaimer

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

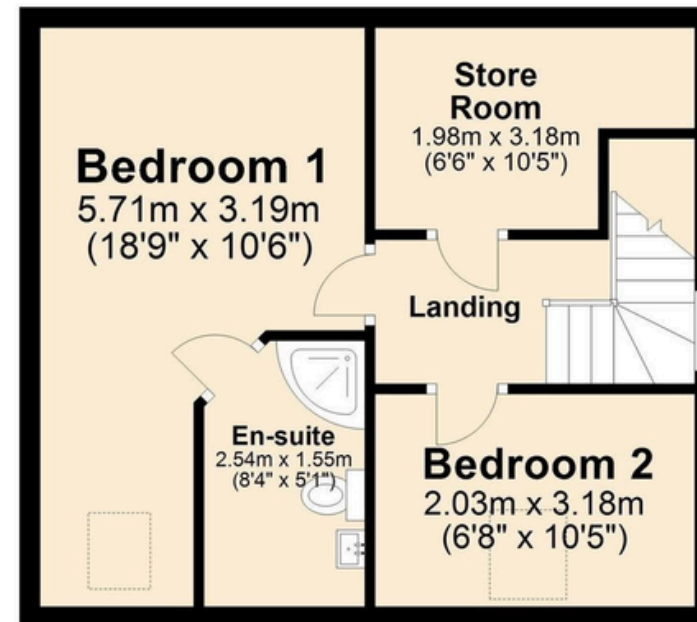
Ground Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



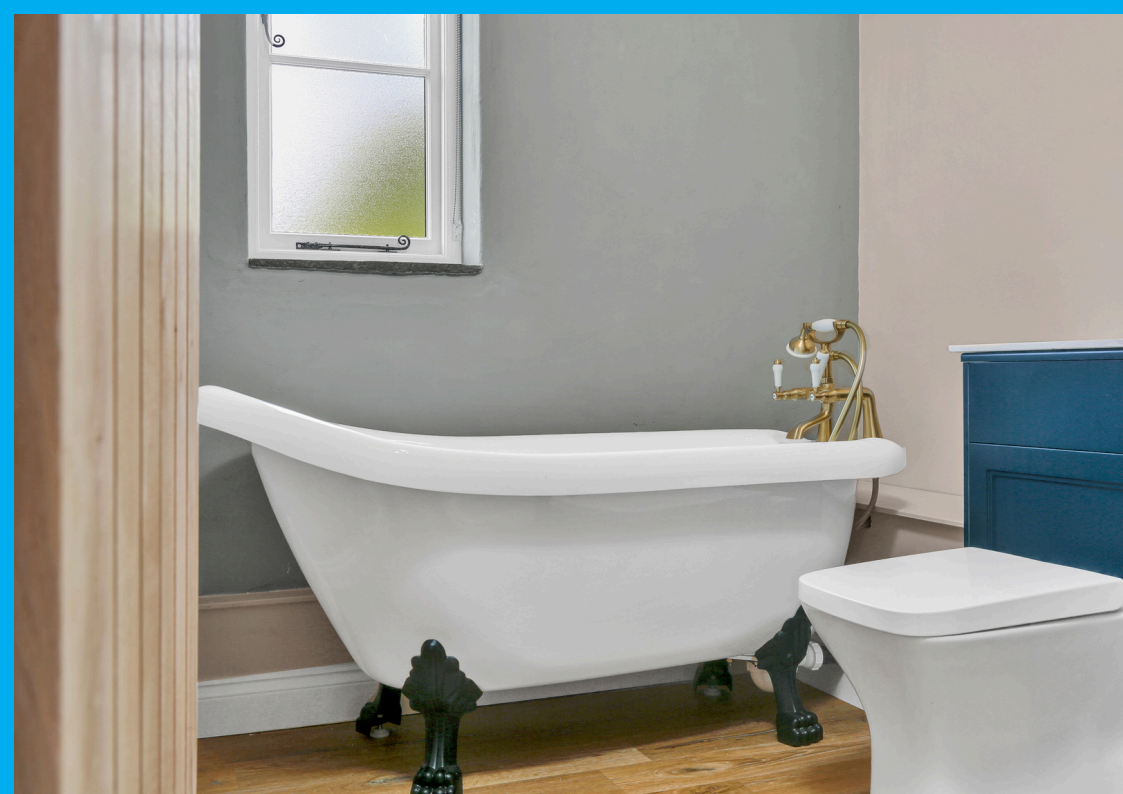
First Floor

Approx. 36.5 sq. metres (393.1 sq. feet)

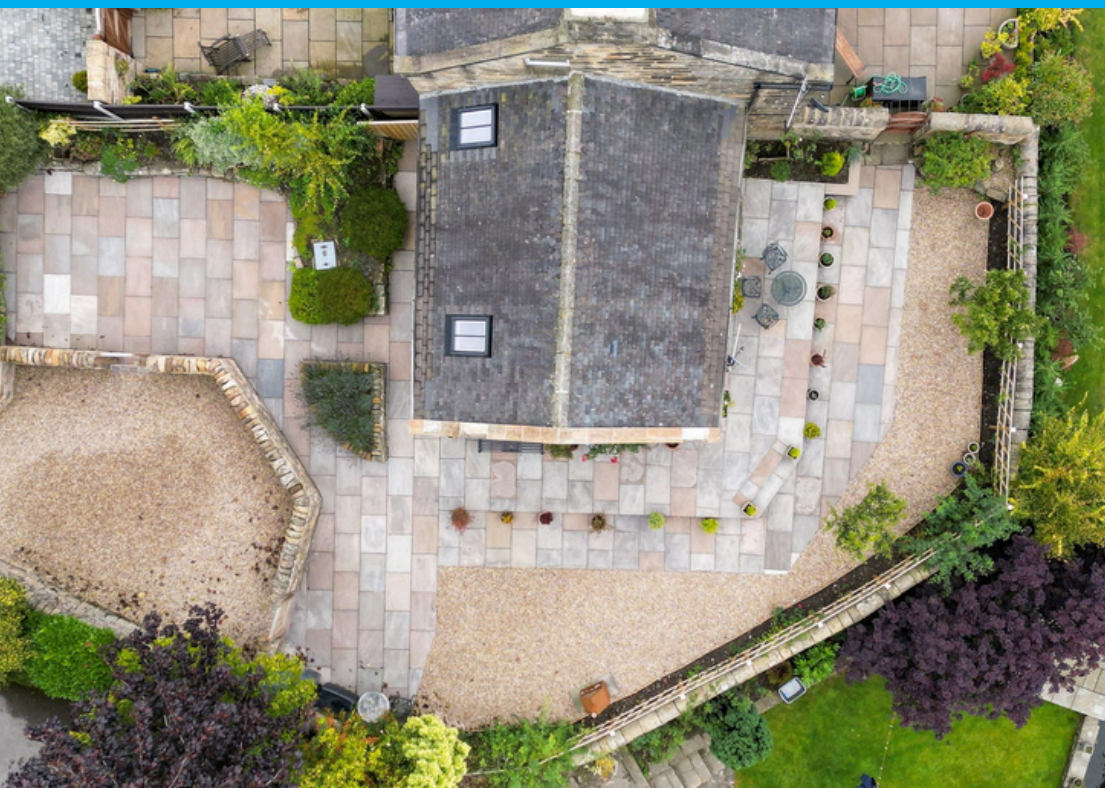


Total area: approx. 74.7 sq. metres (804.5 sq. feet)











enquiries@sallybotham.co.uk
01629 760899