



**13 TEMPERANCE HILL**  
**Woolley Moor, Alfreton, DE55 6FJ**  
**£350,000**

A well-presented stone-built semi-detached property situated in a delightful rural position with pleasant countryside views to both front and rear. The property has been extended to the ground floor and offers scope for further extension subject to planning consents, currently with two bedrooms, sitting room, dining room, fitted kitchen, family bathroom, front and rear porches. There are generous gardens, a driveway providing off-road parking, a detached garage, and a detached workshop. Situated within easy reach of Ashover village where there are excellent local amenities, convenient for the towns of Matlock and Alfreton and within commuting distance of Nottingham and Derby.



Entering the property via a UPVC double-glazed entrance door which opens to:

### **ENTRANCE PORCH**

Having double-glazed windows overlooking the gardens and driveway, and the open countryside that surrounds the area. The room has quarry tiles to the floor, wall lamp point, and a hardwood panelled entrance door opening to:

### **SITTING ROOM**

Having cottage-style borrowed-light windows looking through the porch to the open countryside beyond. The room has a feature fire opening with a natural stone surround and slate insert and hearth, housing a living-flame gas fire. To the side of the chimney breast is a built-in cupboard housing the recently-fitted combination gas-fired boiler, which provides hot water and central heating to the property. There is a central heating radiator with thermostatic valve and television aerial point. A sliding panelled door leads to:



### **DINING ROOM**

With a side-aspect double-glazed window, central heating radiator with thermostatic valve, and telephone point. A pair of doors open to a useful understairs storage cupboard. A pair of glazed doors with obscured glass lead to:

### **KITCHEN**

With a rear-aspect double-glazed picture window overlooking the gardens and the open fields beyond. The kitchen is fitted with a range of units in a wood finish, with cupboards and drawers set beneath a roll-edge worksurface with a tile splashback. There are wall-mounted storage cupboards and open-display shelves. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap, and a four-burner gas hob, over which is a cooker hood. Beneath the hob is a fan-assisted electric oven. Beneath the worksurface, there is space for an under-counter fridge. The room has a central heating radiator with thermostatic valve. A half-glazed hardwood door leads to:



### **REAR ENTRANCE PORCH**

With double-glazed windows overlooking the gardens and driveway. There are quarry tiles to the floor, and a half-glazed entrance door opening onto the rear of the property. The room has a central heating radiator with thermostatic valve, and space and connection for an automatic washing machine.

From the dining, room a panelled door opens to:

### **INNER HALLWAY**

Having a side-aspect double-glazed window with obscured glass, staircase rising to the upper floor accommodation, central heating radiator with thermostatic valve, and a borrowed-light window to the kitchen. A panelled door opens to:



## FAMILY BATHROOM

Being fully-tiled and having a borrowed-light window to the rear entrance porch with obscured glass. Suite with: panelled bath; pedestal wash hand basin; and dual-flush close-coupled WC. The room is illuminated by downlight spotlights, and there is a central heating radiator with thermostatic valve.

From the inner hallway, a staircase rises to:

## FIRST FLOOR LANDING

Having a loft-access hatch and batten doors opening to:

## BEDROOM ONE

A spacious double room with front-aspect double-glazed windows with superb views over the open countryside and Ogston Reservoir. The room is fitted with a good range of built-in wardrobes providing hanging space and storage shelving. There is evidence of a closed-off fireplace, and the room has a central heating radiator with thermostatic valve.

## BEDROOM TWO

Having a rear-aspect double-glazed window with far-reaching views over the rolling fields that surround the area. The room has a central heating radiator with thermostatic valve, borrowed-light window to the staircase, and a built-in storage cupboard.

## OUTSIDE

The property is approached via a gated driveway providing off-road parking for several vehicles and giving access to the garage. To the front of the property is an area of garden with borders stocked with ornamental shrubs. To the rear of the property is a large, flagged terrace overlooking the open fields, beyond which is an area of garden with a lawn and borders stocked with ornamental shrubs and flowering plants. To the bottom of the garden is:

## WORKSHOP 3.55m x 2.30m

A block-built workshop with a side-aspect window, power, lighting, and a fitted workbench.

## GARAGE 5m x 2.39m

A detached stone-built single garage with double-glazed UPVC windows, a side personnel door, power, and lighting.



## SERVICES AND GENERAL INFORMATION

- All mains services are connected to the property.
- For Broadband speed, please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)
- For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

**TENURE** Freehold.

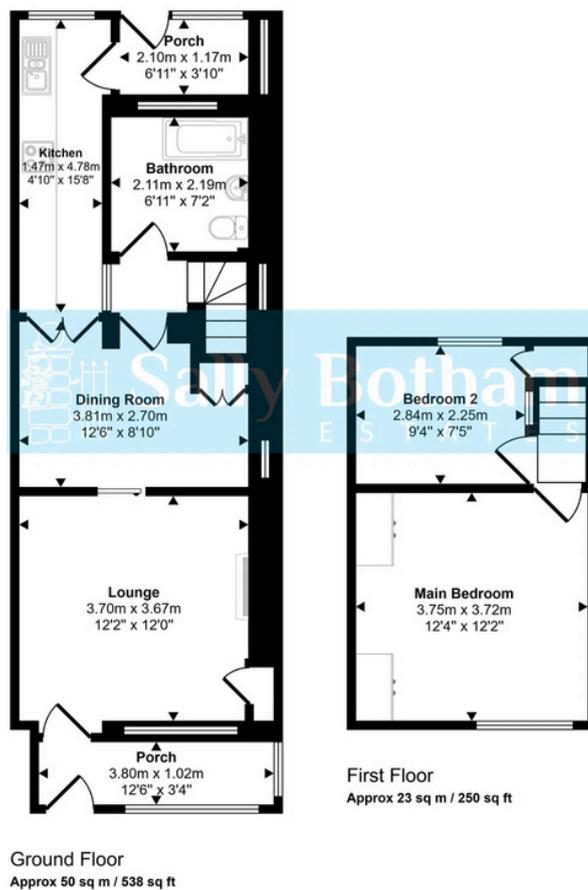
**COUNCIL TAX BAND** (Correct at time of publication) 'D'

## DIRECTIONS

Leaving Matlock along the A615 towards Alfreton: after passing the Garden Centre at Tansley, turn left along the B6014 signposted Clay Cross. After passing the Woolley Moor sign by Ogston Reservoir, take the second left into Temperance Hill where the property can be found on the left-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
73 sq m / 788 sq ft



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.

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