



Sally Botham
ESTATES

ACORN COTTAGE
Oaksedge, Tansley, DE4 5FQ
£400,000









A spacious stone-built detached family home, ideally located on a quiet cul-de-sac, close to the centre of the village of Tansley, offering: three double bedrooms; family bathroom; spacious sitting room with multi-fuel stove; dining room; fitted kitchen; ground floor WC and conservatory. There is a driveway providing off-road parking, and giving access to a single garage, a south-facing garden, and a second driveway providing carport 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 UPVC entrance door, which opens to:

CONSERVATORY

Being constructed in UPVC with double-glazed panels set upon a dwarf wall, and having a glazed roof. A half-glazed entrance door with sidelight panel opens to:

RECEPTION HALLWAY

Having a staircase rising to the upper floor accommodation, a half-glazed door opening onto the rear of the property, a central heating radiator, telephone point, and batten doors with Suffolk thumb latches opening to:

KITCHEN

With a front-aspect double-glazed casement window, and a further side-aspect window, borrowing light from the conservatory. The room has quarry tiles to the floor and a good range of kitchen units in a light oak finish, with cupboards and drawers beneath a roll-edged worksurface with a tile splashback. There are wall-mounted storage cupboards and glass-fronted display cabinets. 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 and connection for an automatic washing machine and dishwasher. There is space within the kitchen for a fridge-freezer, and the room has a central heating radiator.

DINING ROOM

With a pair of French-style doors opening onto the front of the property. The room has a fitted delft frack, built-in corner storage cupboard, and central heating radiator.

SITTING ROOM

Having front-aspect double-glazed casement windows, and a feature fireplace in rustic brick and dressed stone, housing a Villager multi-fuel stove. The room has an exposed rustic beam to the ceiling, wall and centre light points, television aerial point, and a central heating radiator with thermostatic valve.

GROUND FLOOR WC

Having a rear-aspect double-glazed window with obscured glass, and suite with close-coupled WC and wall-hung wash hand basin. There is a central heating radiator.

From the hallway, a staircase with turned spindles and newels – having an understairs storage cupboard, housing the Worcester combination gas-fired boiler, which provides hot water and central heating – rises to:

FIRST FLOOR LANDING

Having a rear-aspect window, and a built-in storage cupboard with slatted linen shelving housing the hot water cylinder. Batten doors with thumb latches open to:

BEDROOM ONE

With dual-aspect double-glazed windows, central heating radiators, and built-in wardrobes providing a hanging rail and shelving.

BEDROOM TWO

Having a front-aspect double-glazed window with views to the wooded hills that surround the village. The room has a central heating radiator.

BEDROOM THREE

Again with front-aspect double-glazed window, central heating radiator, and telephone point.

FAMILY BATHROOM

A partially-tiled room with side-aspect double-glazed window with obscured glass. The room has a rustic exposed beam to the ceiling, and suite with: panelled bath with Mira 88 mixer shower over; vanity-style wash hand basin with storage cupboard beneath; and close-coupled WC. There is a central heating radiator and a shaver point.

OUTSIDE

To the front of the property is a forecourt garden with a flagged terrace, and borders stocked with mature ornamental shrubs. Lying to the side of the property is an area of garden with a central lawn, with borders stocked with flowering plants, and interspersed with ornamental trees. To the rear of the property is a delightfully

private, flagged seating area, where a door opens from the conservatory. Beyond the garden, a gravelled driveway provides off-road parking and gives access to:

GARAGE

A detached stone-built single garage, with an up-and-over vehicular-access door.

To the far side of the property is a parking space covered by a carport.

The property has outside lighting and outside water supplies.

SERVICES AND GENERAL INFORMATION

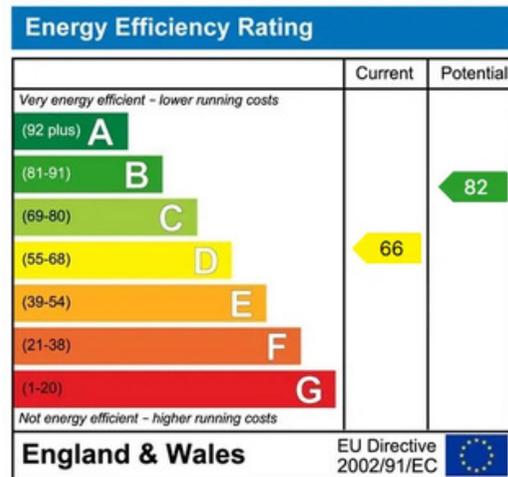
All mains services are connected to the property.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'E'



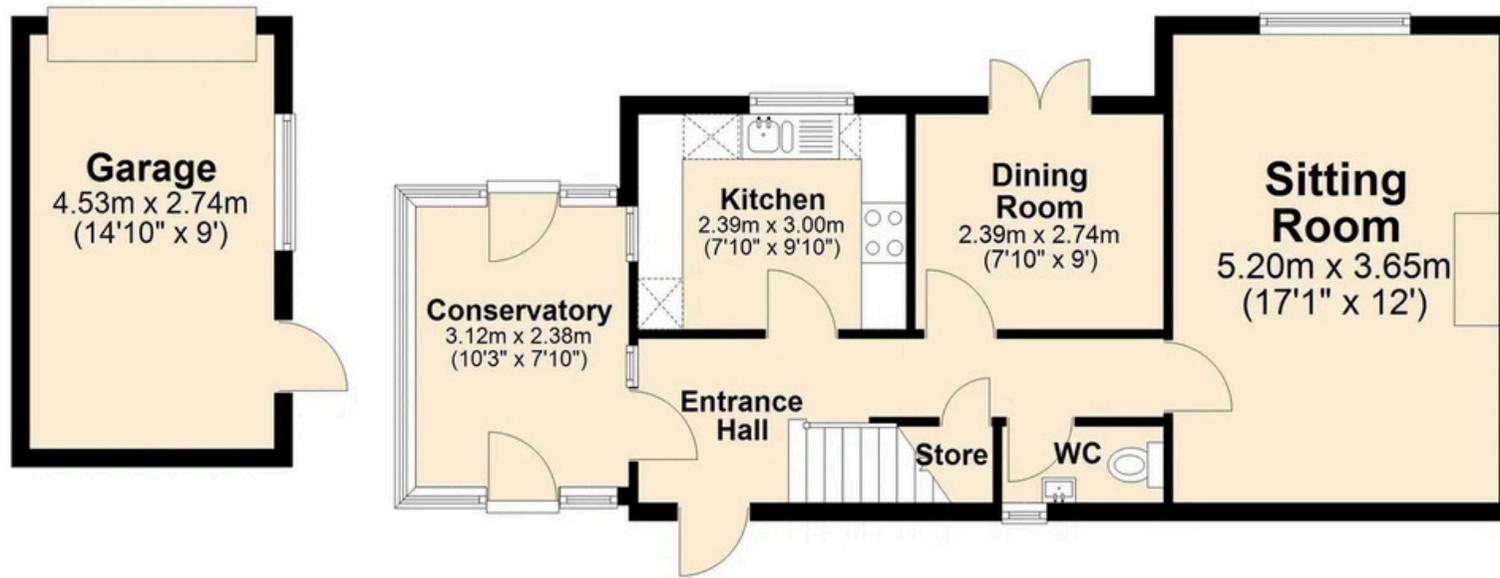
Disclaimer

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.



Ground Floor

Approx. 65.0 sq. metres (699.6 sq. feet)



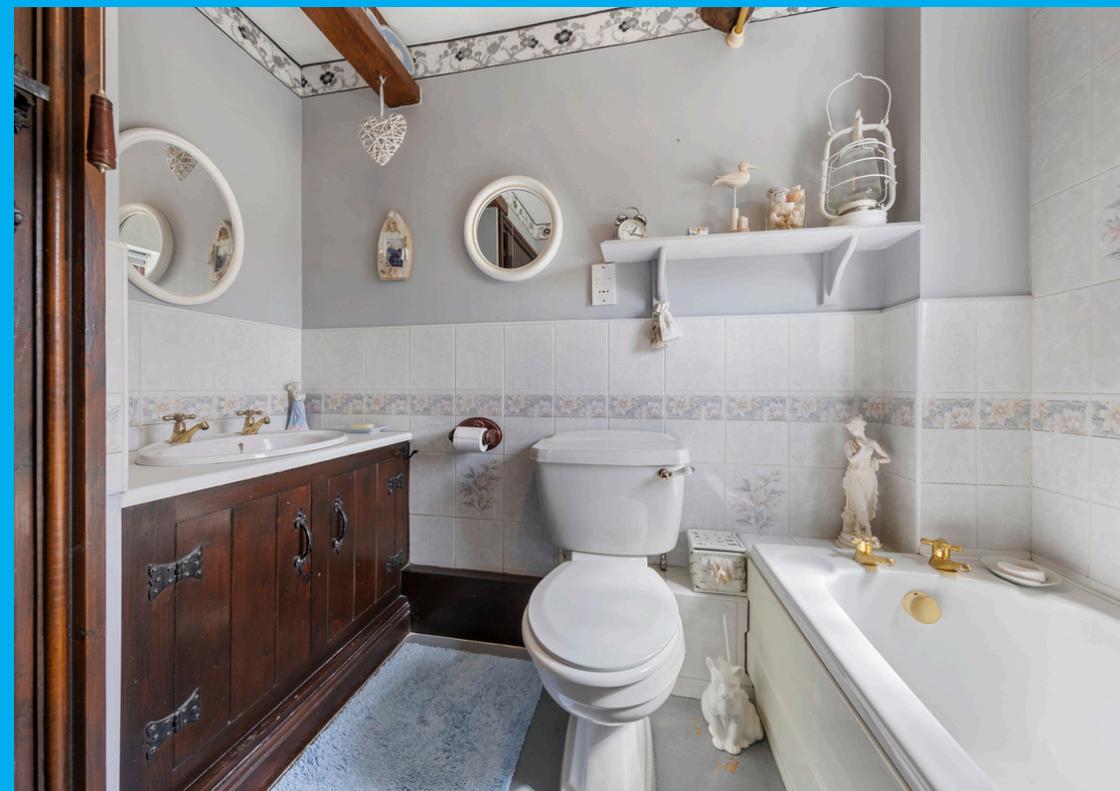
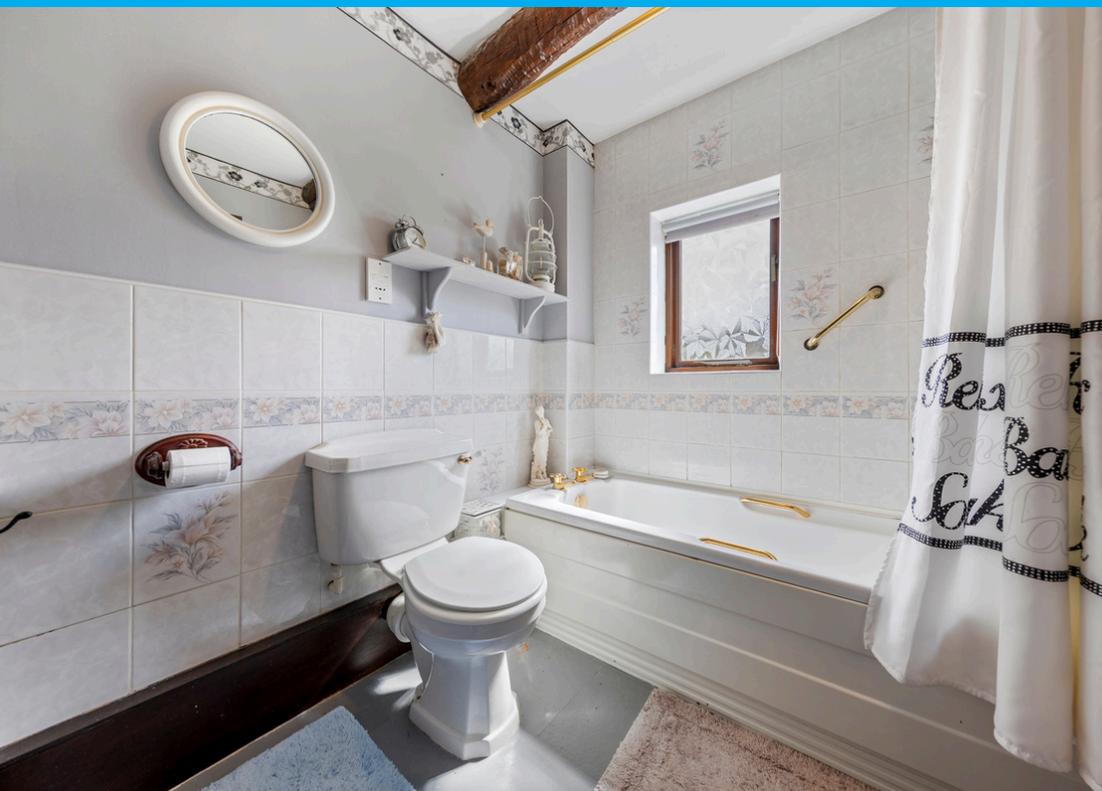
First Floor

Approx. 44.6 sq. metres (479.8 sq. feet)



Total area: approx. 109.6 sq. metres (1179.4 sq. feet)









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