



GRANT'S  
OF DERBYSHIRE

White Lea Lane, Matlock DE4 5FL  
Offers Around £245,000



This delightful two bedroom cottage is now available For Sale in the much sought after village of Tansley, which is just a short distance from the county town of Matlock. The property benefits from gas central heating, double glazing, off street parking for several vehicles and briefly comprises; Utility, Kitchen, Dining Room and Lounge. The first floor has two bedrooms and a four piece bathroom. Outside there is a lovely enclosed garden with patio area. This property would make an ideal first time buyer, professional or family home. Viewing Highly Recommended. No upward chain.



## Location

This property is in the much sought after village of Tansley which boasts beautiful countryside views as well as having the remains of many old mills in the valley between the village and Matlock. The village is just a short distance from the county town of Matlock, where you will find a huge range of facilities, schools, restaurants, shops and supermarkets. Tansley has two well loved public houses and a very friendly community. You will also find beautiful walks right on the doorstep - for example you are very close to the captivating Lumsdale Falls.

## Ground Floor

The property is accessed via the gravelled driveway which leads to the hardwood front door. This opens directly into the

### Kitchen 9'11" x 8'9" (3.02 x 2.67)

With a terracotta tiled floor, painted exposed brick wall to one side, matching solid wood wall and base units with granite worktop, inset stainless steel sink with mixer tap over, Neff electric oven and gas hob with extractor hood over. There is a useful understairs cupboard/ pantry with additional storage cupboards and shelving. A part glazed patterned door leads to the

### Dining Room 9'11" x 8'5" (3.02 x 2.57)

With double glazed windows overlooking the front driveway and a stained glass picture window to the side.

### Lounge 14'8" x 11'4" (4.47 x 3.45)

A good sized room with large double glazed window overlooking the rear garden, the fireplace houses a wood burning stove and there is a built in cupboard and inset shelving. TV & BT points. A door leads to the

### Utility 8'10" x 5'8" (2.69 x 1.73)

Accessed via the hallway with its lovely black and white tiled floor, steps lead down into the Utility room with a terracotta tiled floor and double aspect windows overlooking the rear garden. There are base units with a wood block worktop with a round bowl stainless steel sink inset and space for an undercounter fridge or freezer and washing machine. Multi pane glazed door leads out to the rear garden.

## First Floor

Stairs lead to the landing where the first door opens into

### Bedroom One 14'4" x 11'3" (4.37 x 3.43)

A good sized double bedroom with overstairs storage cupboard. There is the original cast iron fireplace with tiled hearth (not in use) and a double glazed window which overlooks the rear garden. TV Point.

### Bedroom Two 10'6" x 9'11" Max (3.20 x 3.02 Max)

With double glazed window overlooking the front driveway. BT & TV point

### Bathroom 8'9" x 6'11" (2.67 x 2.11)

With a lovely solid wood, polished floor and a four piece suite comprising close coupled WC, traditional wash basin, panelled bath and a shower cubicle with thermostatic Mira shower.

## Outside

To the rear there is a patio area and lawn enclosed by timber fencing. There is a useful timber shed. A side gate opens up to the pathway which leads round to the front driveway. To the front there is a gravelled driveway which provides parking for up to four vehicles.

## Directional Notes

The approach from Matlock is to proceed from Crown Square roundabout into Causeway Lane (A615). Thereafter cross over the mini-roundabout junction travelling towards Matlock Green, passing the petrol station and leaving Matlock Green. Continue along this road for approximately one mile until reaching the village of Tansley turning left into Church Street. Continue along Church Street passing through the village and into open countryside where the road becomes White Lea Lane and eventually the property will be located on the right hand side.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1977 per annum.













Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

70.63 m<sup>2</sup>  
760.25 ft<sup>2</sup>

**Reduced headroom**

1.21 m<sup>2</sup>  
13.02 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 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.

