



GRANT'S  
OF DERBYSHIRE

Goldhill, Matlock DE4 5FG  
Offers Around £249,995

This three bedroom semi-detached property is ideally located right in the heart of the popular village of Tansley, and has a huge amount of potential to make a perfect first time buyer or family home. This property benefits from Gas Central Heating and UPVC double glazing throughout. Situated on a large plot, there is a lot of space both inside and out, with its accommodation comprising, entrance porch, sitting room, utility / shower room, dining room and kitchen to the ground floor. On the first floor you will find three bedrooms and a family bathroom. The loft has a pull-down ladder and is insulated and boarded. Outside there is a large garage plus off road parking for three cars. To the front of the property is a patio area and a large, sweeping lawn; to the rear, two patio areas, a lawn, two sheds as well as access to the garage. There are delightful views across the surrounding hills and countryside from this home's enviable elevated position. No Upward Chain. Viewing Highly Recommended. Virtual Tour Available.

## Location

Tansley is a much sought after village, located on the southern edge of Derbyshire's Peak District, just two miles east of Matlock where you will find a huge range of facilities, schools, restaurants, independent and national chain shops and supermarkets. With two well loved public houses and a friendly community, you will also find beautiful walks on Tansley's doorstep. This home enjoys an elevated position with impressive views of the surrounding hills and countryside. It is a quiet location and very close to the local primary school, church and village green. There is a bus stop close to the property with buses running to Matlock and Alfreton.

## Ground Floor

From Goldhill, a gate leads to a stepped pathway leading up to the front of the property with a part glazed white UPVC door which opens into the

### Entrance Porch 3'8" x 3'4" (1.14 x 1.02)

This is the perfect place to store all your boots, bags and coats, a wooden door opens into the

### Sitting Room 14'0" x 12'5" (4.28 x 3.80)

A very well proportioned room with a feature fireplace housing an electric, coal effect fire. The large, double glazed uPVC window to the front aspect looks out over the property's sweeping lawn as well as enjoying fantastic views of the surrounding countryside. A wooden door opens into the

### Downstairs Hallway 14'8" x 6'2" (4.48 x 1.90)

With doors leading to the sitting room, utility / shower room, kitchen, the downstairs hallway opens into the dining room and has stairs leading up to the first floor.

### Utility / Shower Room 9'0" x 6'4" (2.75 x 1.94)

This downstairs shower room with laminate flooring, has an electric shower, dual flush WC, pedestal sink as well as space and plumbing for a washing machine, the window is to the rear aspect.

### Dining Room 11'3" x 10'5" (3.44 x 3.18)

Opening out from the hallway, the dining room has laminate flooring, an inglenook fireplace houses an electric stove and the french doors open out to the front aspect to enjoy enviable views of the surrounding area.

### Kitchen 9'5" x 8'8" (2.89 x 2.66)

This galley style kitchen features a good range of contemporary wall, base and drawer units, complementary laminate worktops, metro-tiled splash back and attractive laminate flooring. There is a dark grey resin sink and drainer with swan neck mixer tap, a four ring gas hob, electric oven, slimline dishwasher and a pop up wireless charge set in the worktop. The kitchen is fully glazed to a side aspect, a glazed door opens into the hallway and french doors lead out into the garden.

## First Floor

Stairs lead up from the hall to reach the first floor landing where doors open into the three bedrooms and family bathroom. A pull down ladder from the hatch on the landing leads you up into the loft.

### Bathroom 6'3" x 5'11" (1.93 x 1.82)

With a white three piece suite comprising a paneled bath with thermostatic shower over, vanity unit and dual flush WC. There are attractive, contemporary tiles covering all the walls, vinyl flooring and a uPVC double glazed window to the rear aspect.

### Bedroom One 12'5" x 12'2" (3.80 x 3.72)

A very well proportioned room with a uPVC double glazed window to the front aspect, there is a double fitted wardrobe as well as the airing cupboard housing the gas combi boiler.

### Bedroom Two 11'5" x 10'6" (3.48 x 3.21)

With a uPVC double glazed window to the front aspect and alcoves either side of the chimney breast.

### Bedroom Three 10'0" x 6'11" (3.05 x 2.11)

With a uPVC double glazed window to the rear aspect.

### Garage 24 x 14 (7.32m x 4.27m)

A large garage with wooden double doors to the rear and another door to the side aspect. Great for storage, as a workshop or for vehicles.

## Outside

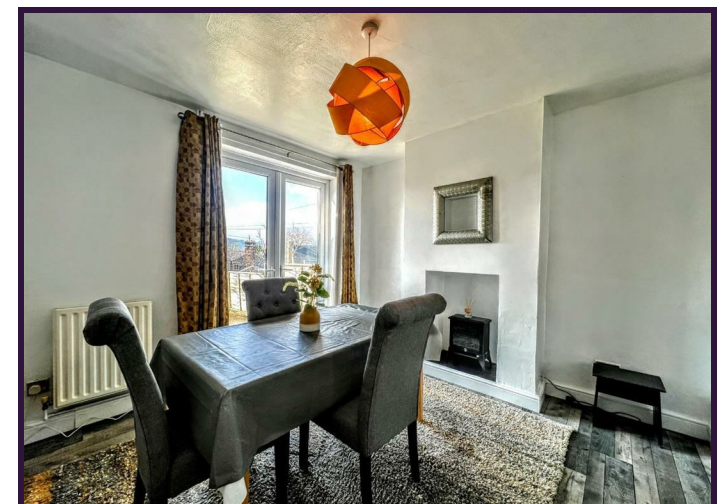
To the front of the property is a large sweeping lawn with a stepped path leading up to the property and a patio area directly in front of the house. To the rear is a substantial plot with two patio areas, a lawn, pedestrian access to the garage, a path that leads to the lane at the back of the house where you'll find vehicle access to the garage and off road parking for up to three cars. You will also find two sheds in the rear garden.

## Council Tax Information

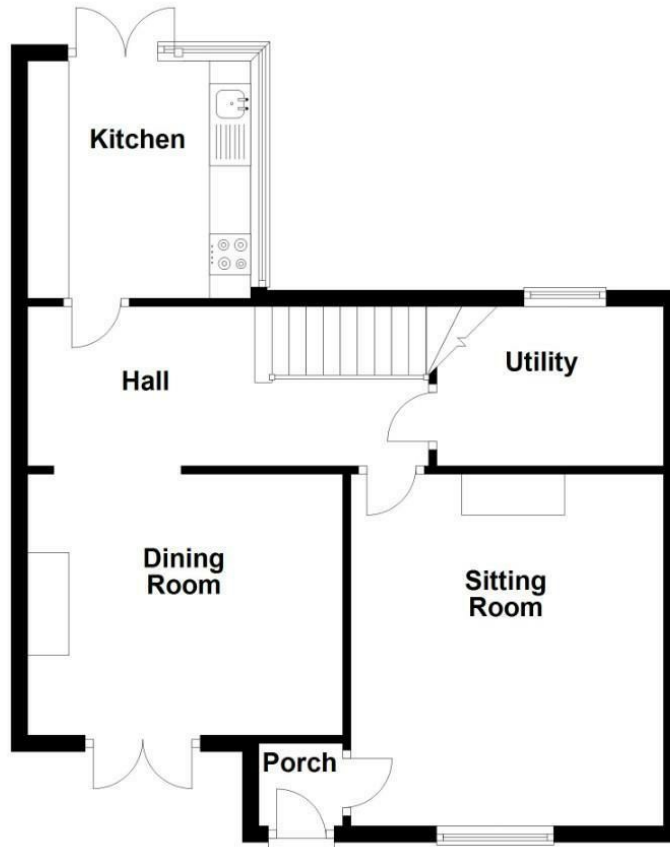
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1,917 per annum.

## Directional Notes

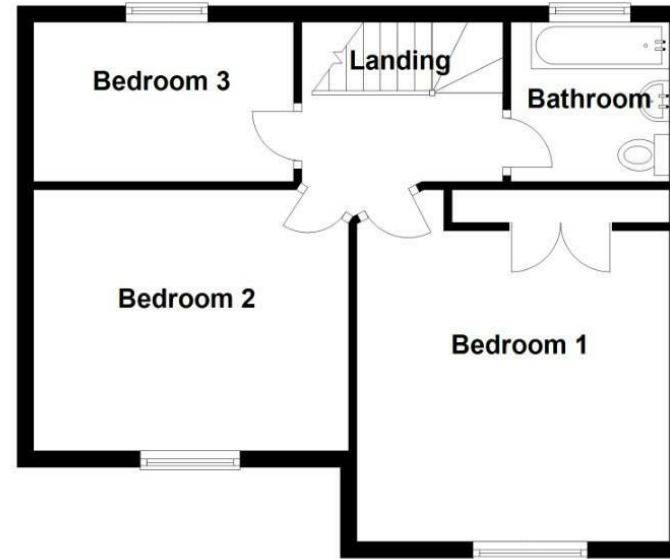
From Matlock Crown Square take Causeway Lane out of Matlock through Matlock Green and continue towards Tansley. Continue along the Alfreton Road (A615), past "Lots of Pots" and turn left into Church Street until you see a right hand turn for Goldhill. We suggest for viewings that you park on Church Street near to the turning for Goldhill and find the property near to the bottom of Goldhill on the left hand side and as identified by our For Sale board.



### Ground Floor



### First Floor



This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

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.

