



Sally Botham
ESTATES

9 THATCHERS CROFT
Tansley, DE4 5AN
Offers over £600,000











A delightfully spacious, detached, stone-built family home, ideally located on the outskirts of the popular village of Tansley, within easy reach of excellent local amenities at nearby Matlock. Standing in good-sized gardens with immaculately presented accommodation offering: five double bedrooms, with en suite to main; family bathroom; generous dining kitchen; good-sized sitting room; ground-floor WC; utility room; reception hallway; and study, ideal as a work-from-home space, ground floor bedroom, family room, etc. There is a generous integral garage, driveway providing parking, and gardens to the front and rear.

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 an oak panelled entrance door with double-glazed etched panes, the door opens to:

RECEPTION HALLWAY

Having an oak staircase rising to the upper-floor accommodation with a useful understairs storage cupboard. The hallway has Amtico-style wood-effect flooring, a central heating radiator with thermostatic valve, and downlight spotlights. A six-pane glazed door opens to:

DINING KITCHEN

A delightfully spacious room with front-aspect double-glazed windows, and rear-aspect patio doors opening onto a flagged terrace and gardens to the rear of the property. The kitchen area of the room has a ceramic tile floor and is fitted with a good range of units in a light oak finish, with cupboards and drawers beneath a polished granite worksurface with a matching upstand and tile splashback. There are wall-mounted storage cupboards with under-cabinet lighting and illuminated glass-fronted display cabinets. Set within the worksurface is a five-burner Neff gas hob, over which is an extractor canopy. There is an under-mounted one-and-a-half-bowl stainless sink with mixer tap. Sited within the kitchen is a Neff eye-level double oven and grill. Further integral appliances include a 12-place-setting dishwasher, fridge, and freezer. The kitchen is illuminated by downlight spotlights. The dining area of the room has a central heating radiator with thermostatic valve, and a pendant light over the table.

From the dining kitchen, contemporary oak doors lead to:

GROUND FLOOR WC

Being half-tiled with a ceramic tile floor and having a suite with: dual-flush close-coupled WC, and wall-hung wash hand basin. There is a central heating radiator with thermostatic valve, and an extractor fan.

UTILITY ROOM

With a side-aspect double-glazed window with obscured glass, ceramic tiles to the floor, and a range of units in a light oak-effect finish with cupboards set beneath a polished granite worksurface with a matching upstand. There are wall-mounted storage cupboards. Set within

the worksurface is an under-mounted porcelain sink with mixer tap. Beneath the worksurface, there is space and connection for an automatic washing machine, and space for a tumble dryer. Sited within the room is the Worcester gas-fired boiler, which provides hot water and central heating to the property. There is a central heating radiator with thermostatic valve.

SITTING ROOM

A spacious family sitting room with UPVC double-glazed patio doors, with floor-length sidelight panels, opening onto the terrace and gardens. The room has a feature fireplace with a polished marble surround, housing a flame-effect electric fire behind which is an open grate. There is a television aerial point with satellite facility, and a telephone point. The room has a central heating radiator with thermostatic valve.

From the reception hallway, a further door opens to:

STUDY / FAMILY ROOM

With front-aspect double-glazed windows, central heating radiator with thermostatic valve, and a BT Master Socket with broadband facility. This room would make an ideal work-from-home space, family room, or ground-floor bedroom, if required.

From the hallway, a staircase with oak spindles and newels, and polished oak handrail rises to:

FIRST FLOOR LANDING

Having a loft-access hatch, central heating radiator with thermostatic valve, and contemporary oak doors opening to:

BEDROOM ONE

With side-aspect double-glazed windows, central heating radiator with thermostatic valve, television aerial point, and an oak door leading to:

EN SUITE SHOWER ROOM

With a side-aspect window with obscured glass. The room is partially tiled with a ceramic tile floor. Suite with: double-width shower cubicle with mixer shower; wall-hung wash hand basin; and dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator, downlight spotlights, and an extractor fan.

BEDROOM TWO

Having front-aspect double-glazed windows with views over the surrounding properties to the open countryside and wooded hills that surround the area. The room has central heating radiator with thermostatic valve, and a deep linen cupboard over the head of the stairs with slatted storage shelving.

BEDROOM THREE

Again, with front-aspect double-glazed windows, having similar views to bedroom two. There is a central heating radiator with thermostatic valve, and a television aerial point.

BEDROOM FOUR

A good-sized room with dual-aspect double-glazed windows, the rear windows overlooking the gardens. There is a central heating radiator with thermostatic valve.

BEDROOM FIVE

Having rear-aspect windows overlooking the gardens, and central heating radiator with thermostatic valve.

FAMILY BATHROOM

A fully tiled room with ceramic tile floor, having a side-aspect window with obscured glass. Suite with: double-ended bath with side-fill taps; wall-hung wash hand basin; dual-flush close-coupled WC; and quadrant shower cubicle with mixer shower. The room is illuminated by downlights spotlights, and there is a chrome-finished ladder-style towel radiator, and an extractor fan.

OUTSIDE

To the front of the property, a block-paved driveway provides off-road parking for two vehicles and gives access to the garage. A stepped flagged pathway gives access to the entrance door, and there is an area of garden laid to lawn, enclosed by natural stone walls.

From the driveway, a flagged pathway runs down the side of the property to flagged seating area immediately to the rear of the property, where the doors open from the dining kitchen and sitting room. Steps rise to an area of garden with a central lawn, and border stocked with ornamental shrubs. A bark chip pathway leads to an upper area of garden with a magnificent central sycamore tree. The garden is mainly laid to lawn, underplanted with spring flowering bulbs. There are mature ornamental shrubs and flowering plants.

GARAGE

An integral large single garage with an up-and-over vehicular-access-door, power, lighting, and a personnel door opening onto the rear of the property.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

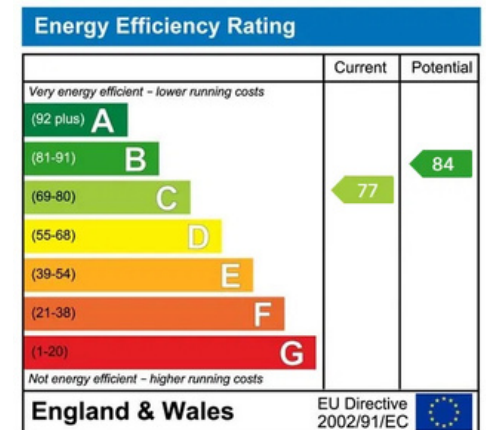
For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

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

DIRECTIONS

Leaving Matlock along the A615 towards Alfreton: upon reaching the Tavern at Tansley public house, turn right into Thatchers Lane, then immediately right into Thatchers Croft, where the property can be found on the left-hand side.



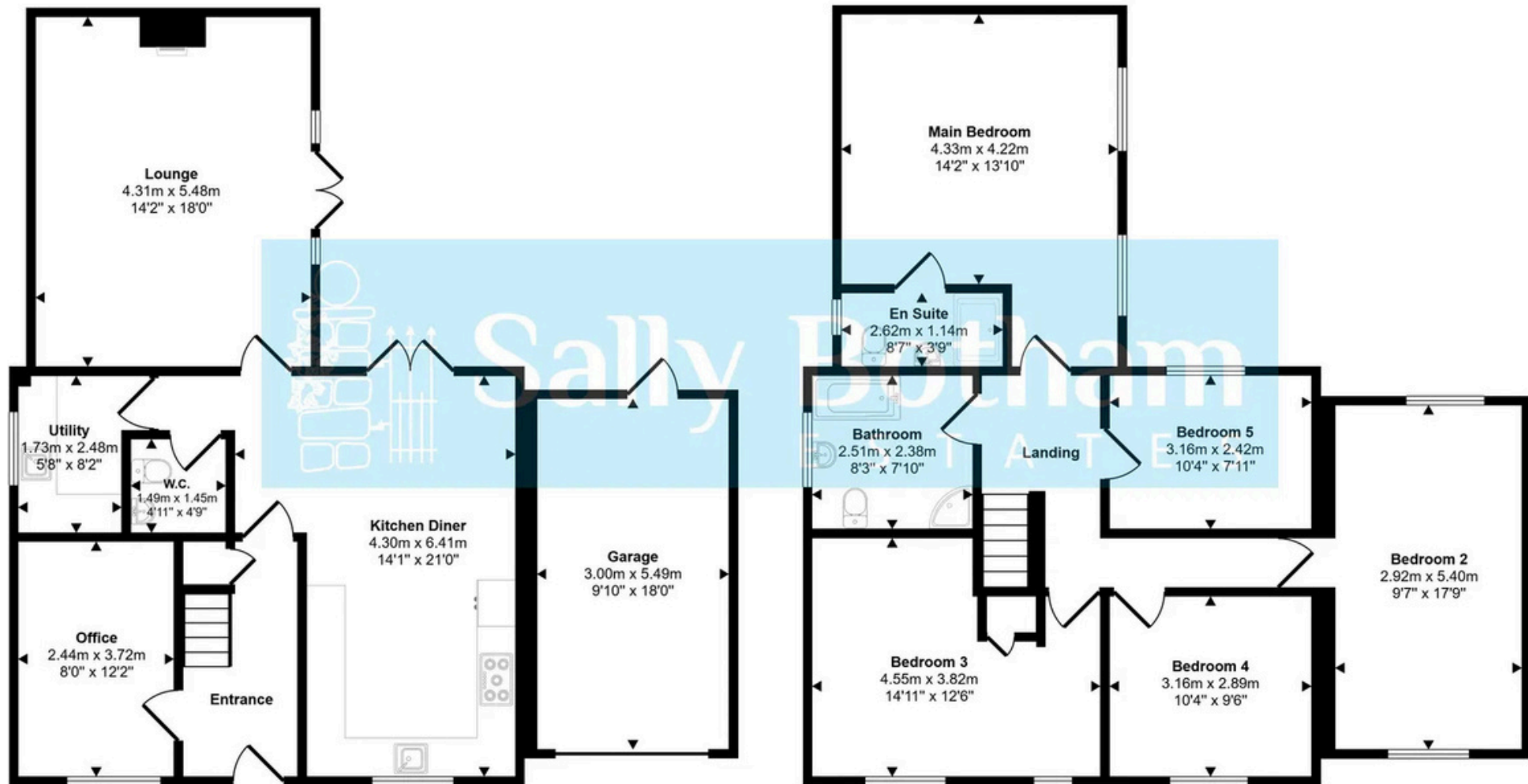
Disclaimer

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.

PERSONAL INTEREST

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by connected persons to a member of staff within Sally Botham Estates.

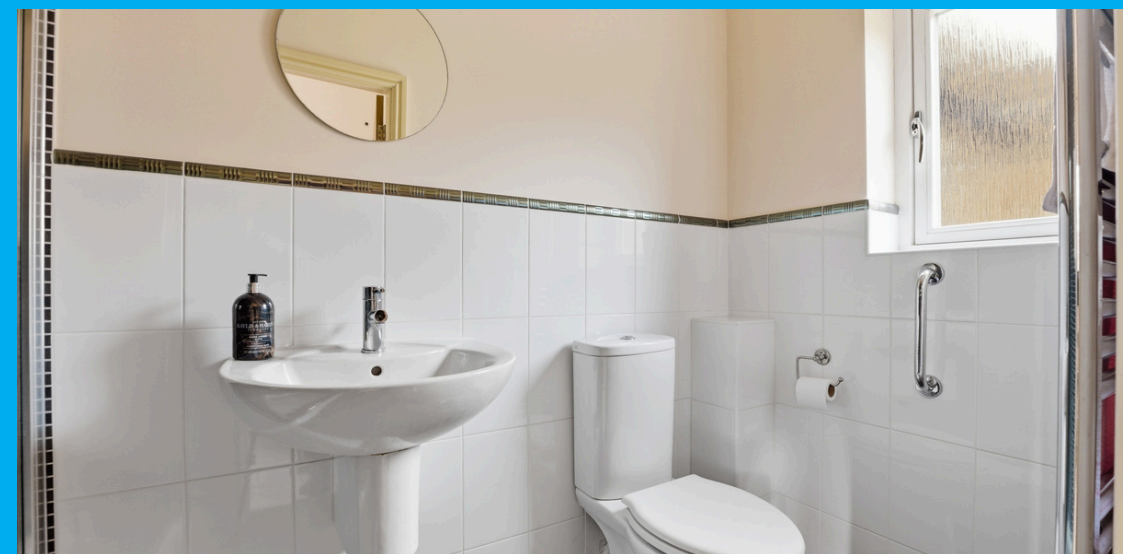
Approx Gross Internal Area
184 sq m / 1978 sq ft



Ground Floor
Approx 92 sq m / 988 sq ft

First Floor
Approx 92 sq m / 990 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.















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