



GRANT'S
OF DERBYSHIRE

24 Thatchers Croft, Tansley DE4 5AN
Offers Around £270,000

This attractive stone built, mid terraced property is situated within a quality development, on a quiet cul-de-sac in the popular village of Tansley, within walking distance of local amenities and just a few minutes drive from the town of Matlock. Built in 2024, this home benefits from high quality finishes, gas central heating, powder coated aluminium double glazing and under-floor heating to the ground floor and the family bathroom. The accommodation itself briefly comprises; entrance hallway, kitchen/diner, downstairs WC, living room, three bedrooms and a family bathroom. Outside there's a quaint foregarden to the front of the property and a well maintained, fully enclosed rear garden with patio area and small lawn. There's also a block paved parking area with allocated parking for two vehicles in tandem. Viewing is highly recommended to be able to fully appreciate what this home has to offer.



Ground Floor

Accessed via stone steps that lead past the foregarden and to the attractive aluminium coated front entrance door. This opens into the:

Entrance Hallway 4'7" x 4'3" (1.42m x 1.31m)

With tiled flooring and spotlight to the ceiling. An oak veneer door opens to a storage cupboard with hanging rail and a second part glazed oak veneer door opens into the:

Kitchen/Diner 12'0" x 12'6" (3.68m x 3.82m)

With tiled flooring, under-floor heating, a front aspect window and spotlights to the ceiling. This room is fitted with a range of soft grey shaker style, wall, base and drawer units with a marble effect worktop over and white composite sink with mixer tap. Integrated appliances include a NEFF fridge/freezer, NEFF electric oven, NEFF electric hob with extractor over and a Bosch family sized dishwasher. There's space and plumbing for an automatic washing machine and one of the wall units houses the 'Ideal' combi boiler. An oak veneer door opens to the downstairs WC and a part glazed oak veneer door opens to the living room.

Downstairs WC 2'8" x 5'4" (0.83m x 1.65m)

With tiled flooring, under-floor heating and spotlights to the ceiling. This room is part tiled and fitted with a two piece suite consisting of a dual flush WC and vanity style wash hand basin with stylish cabinet below. There's also an extractor fan.

Living Room 15'4" x 12'4" (4.69m x 3.78m)

A spacious and bright room with a rear aspect window and bi-fold doors which provide direct access to the fully enclosed rear garden. This room has under-floor heating, spotlights to the ceiling and a handy under-stairs storage cupboard, ideal for household items. A staircase rises to the first floor landing.

First Floor

With oak veneer doors that open to all three bedrooms and the family bathroom. There's a 'Tio' thermostat located here and a loft hatch which provides access to the insulated roof space.

Bedroom One 8'7" x 12'5" (2.64m x 3.81m)

A good sized double bedroom with spotlights to the ceiling and a front aspect window with views over Thatchers Croft & towards open fields.

Bedroom Two 8'8" x 12'5" (2.66m x 3.80m)

A second double bedroom, of similar size to bedroom one, with spotlights to the ceiling and a rear aspect window which overlooks the fully enclosed rear garden.

Bedroom Three 6'2" x 9'1" (1.89m x 2.79m)

Of single proportion with a central ceiling light and a front aspect window with views over Thatchers Croft & towards open fields.

Family Bathroom 6'2" x 5'11" (1.89m x 1.82m)

A part tiled room with tiled flooring, under-floor heating, spotlights to the ceiling and a rear aspect window with obscured glass. Fitted with a three piece suite consisting of wall hung wash hand basin, dual flush WC and 'P' shaped bath with mains waterfall shower over and separate handheld shower head. There's also an extractor fan, chrome ladder style heated towel rail and large over-stairs storage cupboard ideal for towels and linen (0.91m x 0.86m).

Outside & Parking

The property benefits from a quaint foregarden which has a lovely range of plants and shrubs, alongside a small area of paving, big enough for an outdoor bistro set or bench if desired. To the rear, there's a fully enclosed garden, tiered over two levels with a paved patio area and small lawn. To the end of the row of terraces, there is an area of block paving, providing allocated parking for two vehicles in tandem.

Council Tax Information

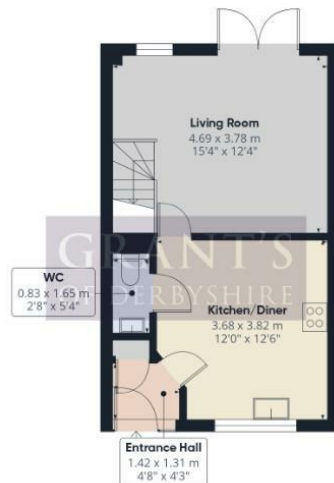
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1814 per annum.

Directional Notes

From Matlock Crown Square, take Causeway Lane to Matlock Green and continue on and up The Cliff towards Tansley. As the road levels, take the second right hand turn onto 'Thatchers Lane' (opposite The Tavern public house). Take the first right hand turn onto 'Thatcher's Croft' and number 24 can be found on the left hand side of the cul-de-sac, as identified by our for sale board.







Floor 0



Floor 1

Approximate total area⁽¹⁾

68.4 m²
735 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

