







**61 The Knoll**

Tansley, Matlock, DE4 5FP

£350,000

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This distinctive, octagonal, stone-built home lies in the heart of the picturesque village of Tansley. Dating back to 1811, this characterful property offers 1410 sqft of living accommodation, scope for cosmetic updating and a low maintenance garden with parking.

The ground floor: Entrance hallway, downstairs WC and home office space. Living room with log burning stove and stone fireplace, open plan dining kitchen with access into the rear garden.

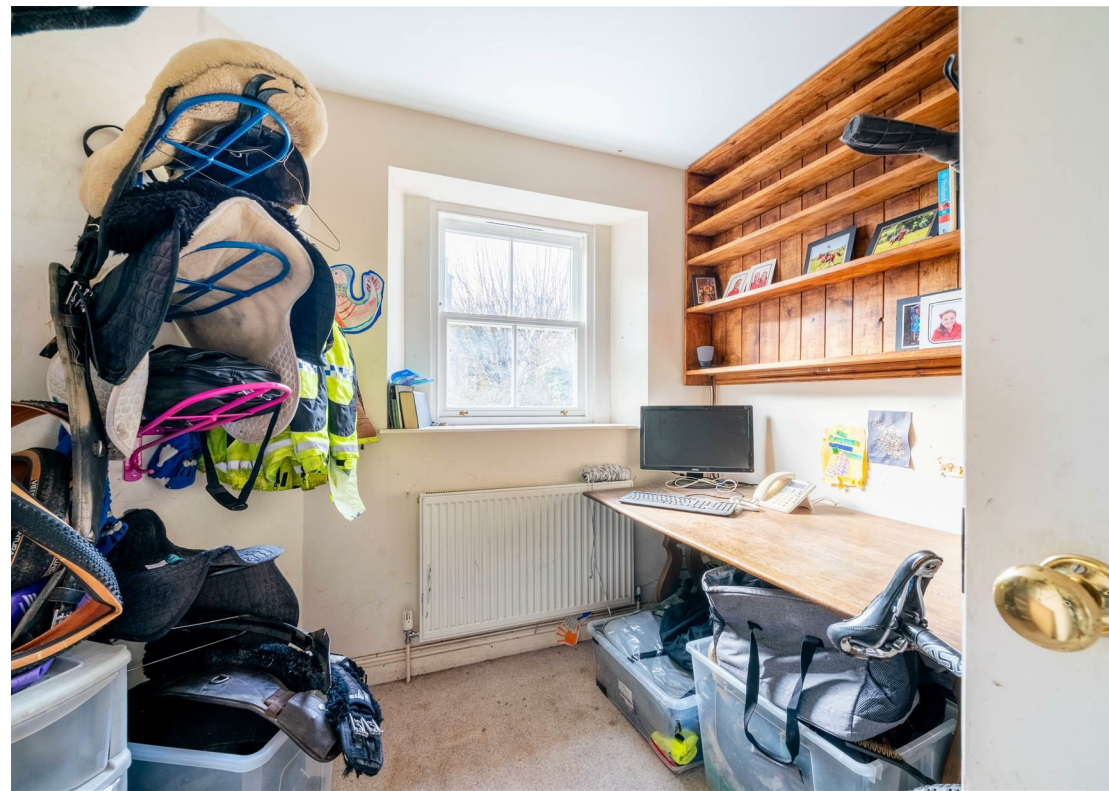
The first floor: Front aspect master bedroom, two further double bedrooms and bathroom.

Externally; A low-maintenance garden which catches morning and afternoon sun, a shed and off street parking for 2 vehicles.

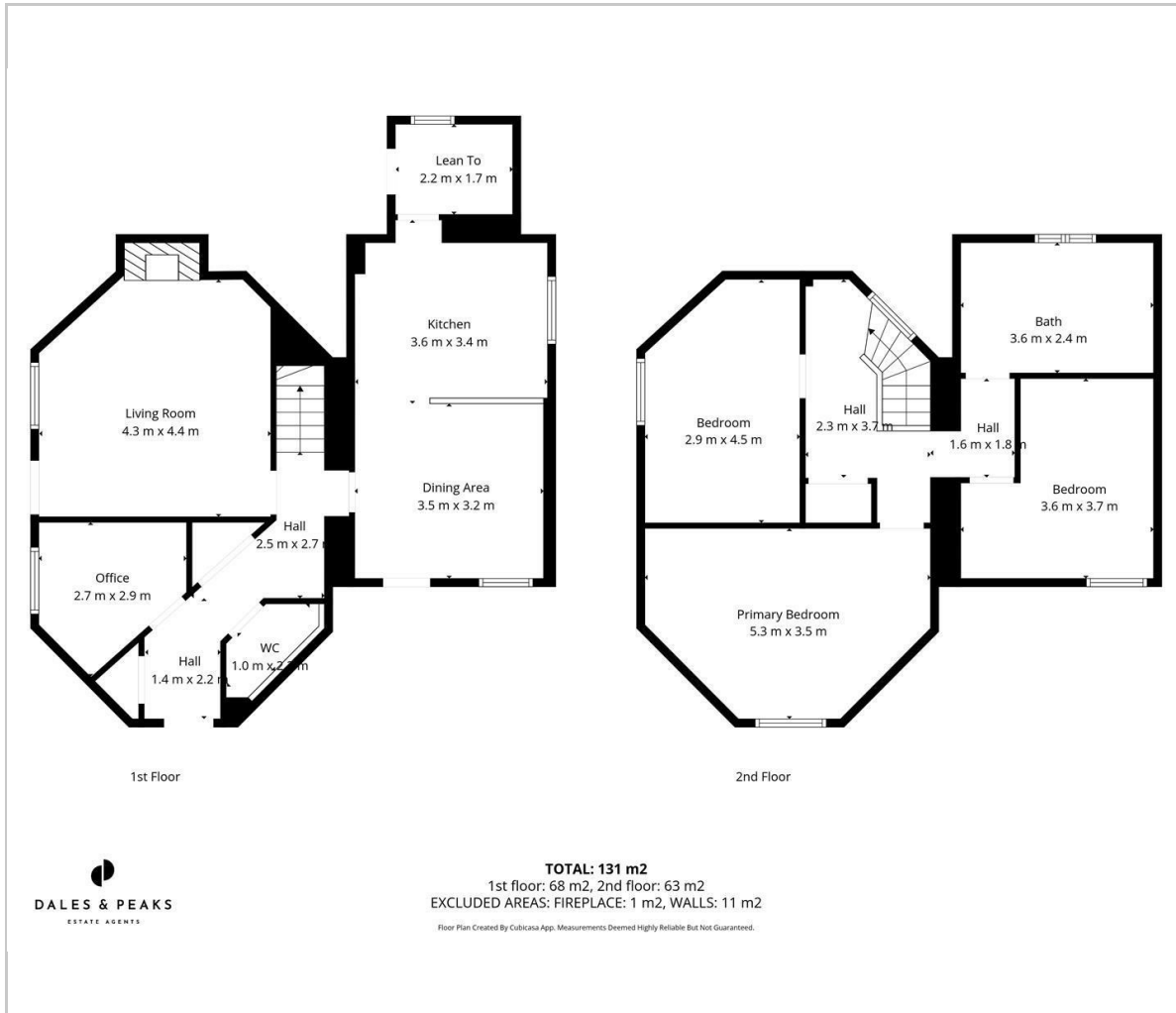
Tansley is a historic village offering a range of amenities including a pub, primary school, park and a village hall which regularly hosts a number of activities and clubs, building a sense of community. Being a small village, there are a number of rural trails and walks, though equally it is easily connected to Matlock Town.

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## Floor Plan



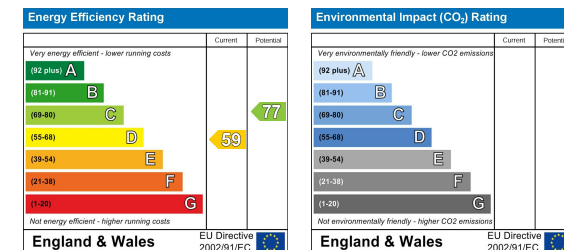
## Area Map



## Viewing

Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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