



**Plot 38 Bentley Walk**

Tansley, Matlock, DE4 5HQ

£565,000



Artist's impression



## Plot 38 Bentley Walk

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Retaining all of the best parts of traditional home building, yet thoroughly modern once inside, the Cambridge is a truly exceptional three bedroom bungalow.

The Cambridge is a spacious, flexible and beautifully appointed bungalow, featuring generous bedrooms, a social, open plan living and dining space off the kitchen with bi-fold doors to the rear garden, a formal lounge, 2 bathrooms including the master en-suite shower room and a separate utility room leading to the integral single garage.

The home achieves an EPC 'A' rating and comes complete with inbuilt solar panels and EV charging.

Located in the pretty village of Tansley, on the outskirts of Matlock, this beautiful development, built by renowned local home builder Stancliffe Homes, is surrounded by glorious Derbyshire countryside, on the edge of The Peak District National Park and within close proximity of a selection of local amenities.

10 year new build warranty.

Living - 4.70m x 3.61m / 15' 5" x 11'10"

Kitchen - 3.62m x 3.25m / 11'8" x 10'6"

Dining / Family - 4.65m x 3.50m / 15'3" x 11'4"

Utility - 2.76m x 1.70m / 9'0" x 5'5"

Master Bedroom - 3.63m x 3.61m / 11'9" x 11'8"

En-suite - 2.33m x 1.75m / 7'7" x 5'8"

Bedroom 2 - 3.61m x 3.09m / 11'10" x







10'1"  
Bedroom 3 - 2.68m x 2.62m /  
8'9" x 8'7"  
Bathroom - 2.68m x 2.25m / 8'9"  
x 7'4"



## Floor Plan



## Viewing

Please contact our Matlock Office on 01629 700246 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

