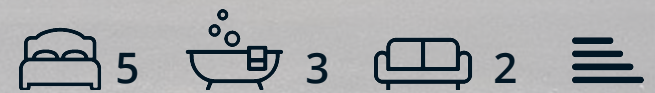




**Plot 18 Bentley Walk**

Tansley, Matlock, DE4 5HQ

£675,000





## Plot 18 Bentley Walk

Tansley, Matlock, DE4 5HQ

This beautiful five bedroom executive home, together with double garage, blends timeless Arts and Crafts design with exceptional, spacious interiors. Welcome to The Arlington, a stunning 5 bedroom home where elegance and style perfectly meets practicality. 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.

The ground floor comprises; central entrance hallway with ample storage, ground floor WC, a stunning open-plan family space featuring a living area with aluminium bi-fold doors to the rear garden, formal dining area and kitchen with integrated appliances. Off the family space is designated ground floor study, providing work-from-home space, a separate utility room with access into the integral double garage and off the hallway is the formal lounge.

The first floor comprises; 5 generously proportioned bedrooms, 3 bathrooms, including 2 en-suite shower rooms with chic Roca sanitary wear.

10 year build warranty.







Ground Floor  
Living - 6.20m x 3.74m / 20'3" x 12'2"  
Kitchen - 4.94m x 3.38m / 16'2" x 11'8"  
Dining - 7.33m x 3.23m / 24'0" x 10'6"  
Family - 4.04m x 2.68m / 13'3" x 8'9"  
Utility - 3.23m x 1.64m / 10'7" x 5'4"  
Study - 3.27m x 3.00m / 10'8" x 9'10"  
W.C - 1.53m x 1.00m / 5'0" x 3'3"



First Floor  
Master Bedroom - 4.92m x 5.06m (max) / 16'1" x 16'6"  
En-suite 1 - 2.43m x 1.68m / 7'9" x 5'5"  
Bedroom 2 - 4.37m x 4.01m (max) / 14'3" x 13'1"  
En-suite 2 - 2.33m x 1.41m / 7'7" x 4'6"  
Bedroom 3 - 3.23m x 3.16m / 10'6" x 10'4"  
Bedroom 4 - 3.48m x 3.20m / 11'5" x 10'5"  
Bedroom 5 - 2.56m x 2.38m / 8'4" x 7'9"  
Bathroom - 2.92m x 2.38m / 9'6" x 7'9"



## 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.

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.

## Area Map



## Energy Efficiency Graph

