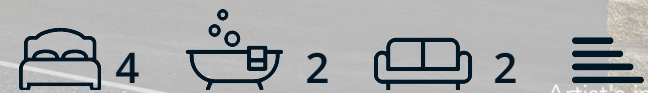




**Plot 143 Bentley Walk**

Tansley, Matlock, DE4 5HQ

£535,000



Artist's impression

## Plot 143 Bentley Walk

Tansley, Matlock, DE4 5HQ

This charming, detached four bedroom home offers uncompromising quality and a spacious layout with room for home working. The Oxford delivers everything you could want in a modern, flexible four bedroom home. The home achieves an EPC 'A' rating and comes complete with inbuilt solar panels and EV charging.

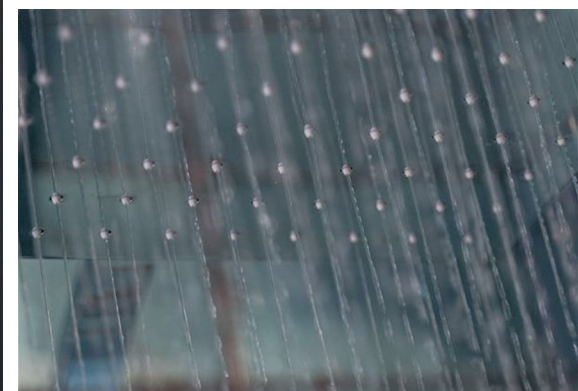
Located in the pretty village of Tansley, on the outskirts of Matlock, this beautiful development, built by renowned local home builder Stancliffe Homes, is surrounded by glorious Derbyshire countryside, on the edge of The Peak District National Park and within close proximity of a selection of local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

The ground floor comprises; spacious central entrance hallway with storage and ground floor WC, dual aspect family lounge with aluminium bi-fold doors to the rear garden, designated ground floor office space creating flexibility to work-from-home, open plan dining kitchen with integrated appliances, aluminium bi-fold doors to the rear garden and a separate utility room.

The first floor comprises; 4 generously sized bedrooms, 2 bathrooms, including the principal en-suite shower room with chic Roca sanitary wear.

10 year build warranty.

Ground Floor





Living - 4.85m x 4.30m / 15'10" x 14'1"  
 Kitchen / Dining / Family - 6.82m x 4.65m (max) / 22'4" x 15'2"  
 Utility - 1.55m x 2.15m / 5'1" x 7'5"  
 Study - 3.34m x 3.16m / 10'11" x 10'4"  
 W.C - 1.6m x 1.04m / 5'2" x 3'4"

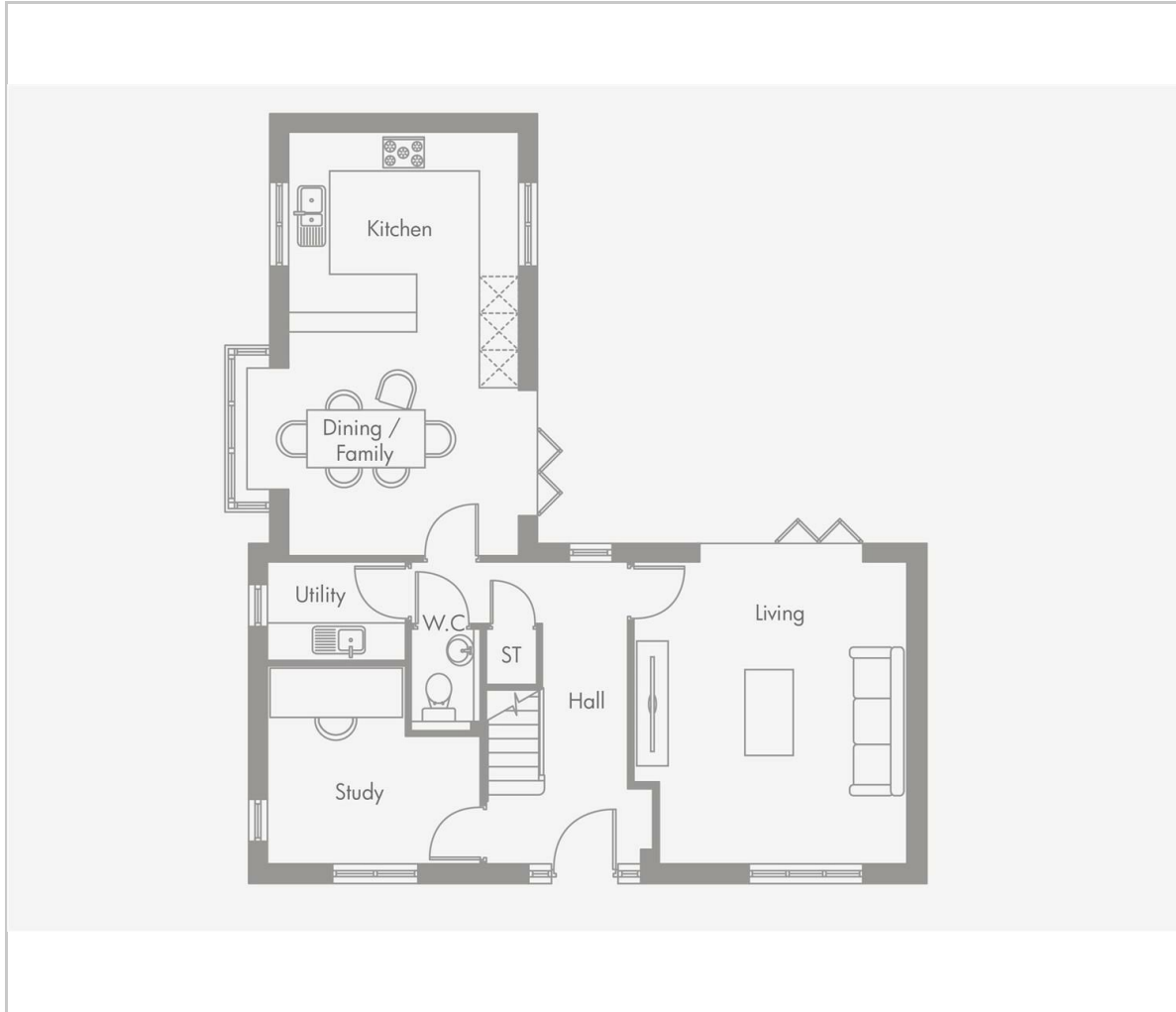
First Floor  
 Master Bedroom - 4.85m x 3.15m / 15'10" x 10'4"  
 En-suite - 3.37m x 1.70m / 11'0" x 5'6"  
 Bedroom 2 - 4.85m x 3.34m (max) / 15'10" x 10'9"  
 Bedroom 3 - 3.61m x 3.26m / 11'8" x 10'6"  
 Bedroom 4 - 3.42m x 2.39m (max) / 11'2" x 7'8"  
 Bathroom - 2.27m x 1.88m / 7'5" x 6'2"

BENTLEY WALK  
 TANSLEY MATCOCK, DE4 5HD

STANCLIFFE HOMES



## Floor Plan



## Viewing

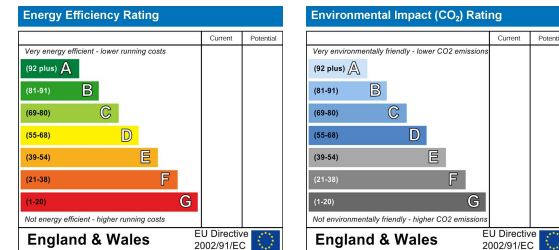
Please contact our Matlock Office on 01629 700246 if you wish to arrange a viewing appointment for this property or require further information.

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



2 Dale Road, Matlock, Derbyshire, DE4 3LT  
T: 01629 700246

E: info@dalesandpeaks.co.uk  
www.dalesandpeaks.co.uk