



## Old Coach Road, Tansley Matlock, DE4 5FY

With NO UPWARD CHAIN, this bungalow is located on a private road of just five homes and has been extended by an additional 20%. The programme of modernisation includes a new roof, new kitchen, new aluminium-framed windows and the creation of a breathtaking living area comprising a kitchen, dining area and lower and upper lounges, with a balcony off. These works were completed in November 2023 and have improved the EPC rating to C. There is an integral double garage and parking on the driveway for 8+ vehicles comfortably (at one family gathering there were 20 vehicles parked!). The south-west facing garden is private and includes a two-tier dining patio, lawn and row of tall cypress trees.

Entering the home through the front door, the entrance hallway leads through to all other rooms. To the right is the aforementioned spectacular living space and a ground floor WC. Immediately in front is a double bedroom and, to the left, are two further double bedrooms and a boutique hotel-style shower room (upgraded 2024). Underneath the main home is the integral double garage together with a store room, additional storage in a large boiler room and another WC - useful for anyone playing or pottering in the garden.

Tansley is a lovely village on the southern edge of the Peak District, just two miles east of Matlock. The popular primary school is just a two minute walk away, the community hall and church (with cafe on Fridays) are popular meeting hubs and there are two welcoming pubs - our Bricks + Mortar team are regular diners at The Gate Inn.

From the village, there are fascinating countryside walks in all directions, including to Lumsdale waterfall and over to Ogston Reservoir. The Peak District and popular towns and villages of Matlock, Cromford, Crich, Ashover and more are all only a short drive away.

- Substantially extended and modernised - completed November 2023
- NO UPWARD CHAIN and vacant possession
- New aluminium windows with 10 year warranty
- South-west facing garden with dining patios and a balcony
- Spectacular open plan kitchen-diner with huge 2-tier living space
- New central heating, boiler, plumbing and electrics
- New kitchen with a full range of Neff appliances
- Double garage and driveway parking for 8+ vehicles
- New roof with 15 year warranty and EPC-rated C
- Refurbished boutique hotel-style shower room and 3 double bedrooms

**Offers over £900,000**

## Front of the home

A shared driveway from Old Coach Road leads to the private parking area, which has space for 8+ vehicles to comfortably park on the Tarmac drive (there have been up to 20 vehicles parked here for a family gathering!). To the right of the driveway, beyond a laurel hedge is land behind which gently drops down to a stream. There is potential to landscape this area to add a flat seating area to enjoy this lovely natural scene.

Beside the parking area is a raised garden/seating area and direct access onto the long rectangular lawn and garden to the side of the home.

Looking up at the impressive home, the integral double garage has a wide remote-controlled door and a separate door to the adjacent store room. Around the side are doors into the WC and boiler room, with a wall-mounted EV charging point too.

A wide Tarmac path and four steps lead up to a patio area in front of the home - and a gravel path on the left leads to the side and rear of the home. A stone arch leads into the open porch with tiled floor and wall-mounted light. Enter the home through the part-glazed aluminium front door into the entrance hallway.

## Entrance Hallway

The wide and spacious hallway has contemporary LVT flooring, which flows seamlessly into the kitchen, dining area and lounges. There is a slate grey radiator, high ceiling with recessed spotlights and plenty of space for storage units. Matching distinctive doors with chrome handles lead into the three bedrooms, bathroom, WC and a storage cupboard with water tank. Double part-glazed doors open to reveal the kitchen and astounding open plan living area.

## Kitchen-Diner and Lower Lounge

39'0" x 18'9" (11.9 x 5.73)

### KITCHEN

Stepping through from the entrance hallway, this breathtaking room includes the kitchen to the left, a dining area in front and the lower and upper lounges to the right. The spectacular kitchen has a huge curved granite island with space for four stools on one side. This island has a large number of cabinets and drawers and, on the worktop, a Wifi-enabled hob with ceiling-mounted Neff extractor fan.

On the left are sleek full-height cabinets with a freezer beside a refrigerator, pull-out larder cupboard and unique cupboard with built-in extractor fan. We love the ingenuity of this, meaning you can use air fryers, etc and the steam and smells are taken instantly away. The end cabinet has a pull-out shelf (ideal for a toaster or kettle). The long, deep L-shaped worktop includes an integral 1.5 'Clearwater' sink and drainer with Quooker tap beneath the wide south-facing window and there is an additional sink at the far end. Between are several low-level cabinets (and the corner cabinets have space-maximising pull-out shelves) and integral dishwasher and two chest-height Neff ovens. In the right corner, two more wide south and west-facing windows bring lots more natural light flooding into this splendid room. The kitchen also has recessed ceiling spotlights, an eye-catching wall-mounted radiator and fully-glazed patio door leading out to the garden.

### DINING AREA

Double French doors open out to the dining patio. This area has LVT flooring, another stylish aluminium radiator, recessed ceiling spotlights and space for a six-seater dining table and additional seating.

### LOWER LOUNGE

With an elevated vaulted ceiling, this spacious and light space has wide east and west-facing windows. There is an HDMI port in the floor, offering the opportunity to break up the enormous area with a media wall. There are two grey radiators and light oak stairs with a steel-and-glass balustrade lead up to the upper lounge. The substantial wall-mounted air conditioning unit has an 8 year warranty and services this entire huge living space including the upper lounge.



## Upper Lounge

17'4" x 16'6" (5.3 x 5.05)

This wonderful extension to the home has a huge angular window, floor-to-ceiling windows looking out to the garden and a patio door to the balcony. Natural light pours in from all angles. Currently used as a cinema/TV room, the long steel-and-glass balustrade forms a 'soft' boundary with the lower level living space below. The room is carpeted and has two radiators, recessed ceiling spotlights and lots of room for seating and furniture.

## Bedroom One

14'11" x 9'10" (4.55 x 3)

This roomy double has light oak engineered flooring and a wide south-facing window. The room has recessed spotlights and plenty of space for a double bed, wardrobes and furniture. Importantly, there is drainage and plumbing for an en-suite or Jack and Jill bathroom to be added between this bedroom and Bedroom Two. The room also has a radiator, recessed spotlights and loft hatch - the loft has a pull-down ladder and lighting and an air filtration system. The loft is part-boarded and fully insulated.

## Bedroom Two

15'1" x 11'5" (4.6 x 3.5)

This largest bedroom has light oak engineered floor, recessed ceiling spotlights and lots of room for a double bed and furniture. The room has a wide east-facing window and radiator.

## Bedroom Three

11'9" x 11'9" (3.6 x 3.6)

Another large double bedroom, this perfectly square room has light oak engineered flooring, a north-facing window, recessed ceiling spotlights and a radiator. Currently used as a combined home office and guest room, there is space for a desk, wardrobes and double sofa bed or standard double bed.

## Shower Room

7'10" x 7'2" (2.4 x 2.2)

We adore this splendid modern room, which has an oversized walk-in shower - which would be suitable for wheelchair access. The shower has a reinforced glass screen, monsoon shower head and two separate hand-held attachments. The sweeping lines of the vanity unit continue the stylish feel and it has a large sink, chrome mixer tap and cabinet below. The RAK capsule WC has a wall-mounted flush and the room also includes LVT flooring, frosted double-glazed window, tall vertical chrome heated towel rail and floor-to-ceiling tiles. There are also recessed ceiling spotlights, a tall wall-mounted cabinet, extractor fan and motion-sensor lighting.

## WC

6'0" x 3'3" (1.85 x 1)

With LVT flooring and a chrome vertical heated towel rail, this room has a capsule WC and 'Utopia' ceramic sink with corner-positioned chrome mixer tap. There is a frosted double-glazed window, recessed ceiling spotlights and extractor fan.

## Gardens

The wraparound garden includes a path to the left of the home and a long strip of lawn to the rear of the home. The main garden to the right of the home faces to the south and west, so gets the sun all day from early morning onwards. The long rectangular lawn can be tiered prior to purchase with the agreement of the current owner. A split-level flagstone paved dining patio has space for seating, dining and even a hot tub.

On the far side of the garden are a row of tall cypresses with flower beds beneath and - to the left - another row of young saplings.

N.B. New improved EPC pending



**The Bungalow**  
**Approximate Gross Internal Area**  
**193 Sq M / 2077 Sq Ft**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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