



**wards**  
estate agents

**12 Old Nursery Gardens**

Tansley, Matlock, DE4 5QN

**£550,000**

# 12 Old Nursery Gardens

Tansley, Matlock, DE4 5QN

Early viewing is imperative to fully appreciate this impressive **FOUR BEDROOM/TWO BATHROOM DETACHED STONE BUILT BUNGALOW** with 10 year NHBC build guarantee and enjoys **STUPENDOUS REAR VIEWS OF RIBER CASTLE!** Built From Locally Quarried Birchover Stone and situated on a brand new development in the rural village of Tansley. With part-exchange available on this plot (subject to valuation), this beautiful home could be yours to enjoy.

**LUXURY STANDARD OF LIVING WITH FULL UPGRADE PACKAGE INCLUDED IN THE SALE PRICE!**

Your new home Bungalow combines Woodall Homes' signature design and beautiful finishes, benefits from gas central heating, uPVC double glazing & with 1141 sq ft of living space includes stunning state-of-the-art integrated designer appliances! Fabulous Open Plan Dining Kitchen/Living Space with Bi-Fold doors, **FOUR** well-proportioned versatile bedrooms, alongside a stylish fully tiled bathroom & luxurious en-suite to the principal bedroom, both finished with a chrome heated towel rail and rainfall shower, adding a touch of luxury.

Tucked away in the corner the bungalow has a front mature and established garden with superb cobble block driveway which provides ample car/caravan standing spaces and leads to Integral Single Garage. Generous sized enclosed landscaped garden with substantial fenced boundaries, mature well tended lawns & Stone paved Patio- perfect for family and social entertaining and enjoying those marvellous views of Ribber Castle.

### Additional Information

10 YEAR NHBC BUILD WARRANTY

Gas Central Heating

uPVC Double Glazed Windows

Gross Internal Floor Area-106 Sqm/1141.1 Sqft

Council Tax Band - TBC

Reservation fee £1000 (Half refundable).

Secondary School Catchment- Highfields School

### Location Information

Tansley Gardens is situated on the southern edge of the Peak District, a stone's throw away from Chatsworth House. Matlock town centre is five minutes away, hosting a range of independent and high street shops, bars, restaurants and Train Station—with London just a two-and-a-half-hour journey. Excellent transport links with Sheffield, Derby and Nottingham all under an hour away. Tansley village itself boasts a popular local village pub, church, local school and even a pet hotel for your furry four-legged friends

### Spacious Entrance Hall

21'4 x 5'4 (6.50m x 1.63m)





**Store Room**

4'2 x 3'2 (1.27m x 0.97m)

**Open Plan Stunning Dining Kitchen/  
Living Space**

30'3 x 20'9 (9.22m x 6.32m)

**Principal Double Bedroom One**

12'8 x 11'10 (3.86m x 3.61m)

**Luxury En-Suite Shower Room**

6'1 x 5'1 (1.85m x 1.55m)

**Double Bedroom Two**

11'10 x 7'7 (3.61m x 2.31m)

**Bedroom Three/Office/Home Working**

9'1 x 8'2 (2.77m x 2.49m)

**Bedroom Four/Dining Room**

9'1 x 9'1 (2.77m x 2.77m)

**Exquisite Family Bathroom**

6'5 x 6'1 (1.96m x 1.85m)

**Outside**

**Single Integral Garage**

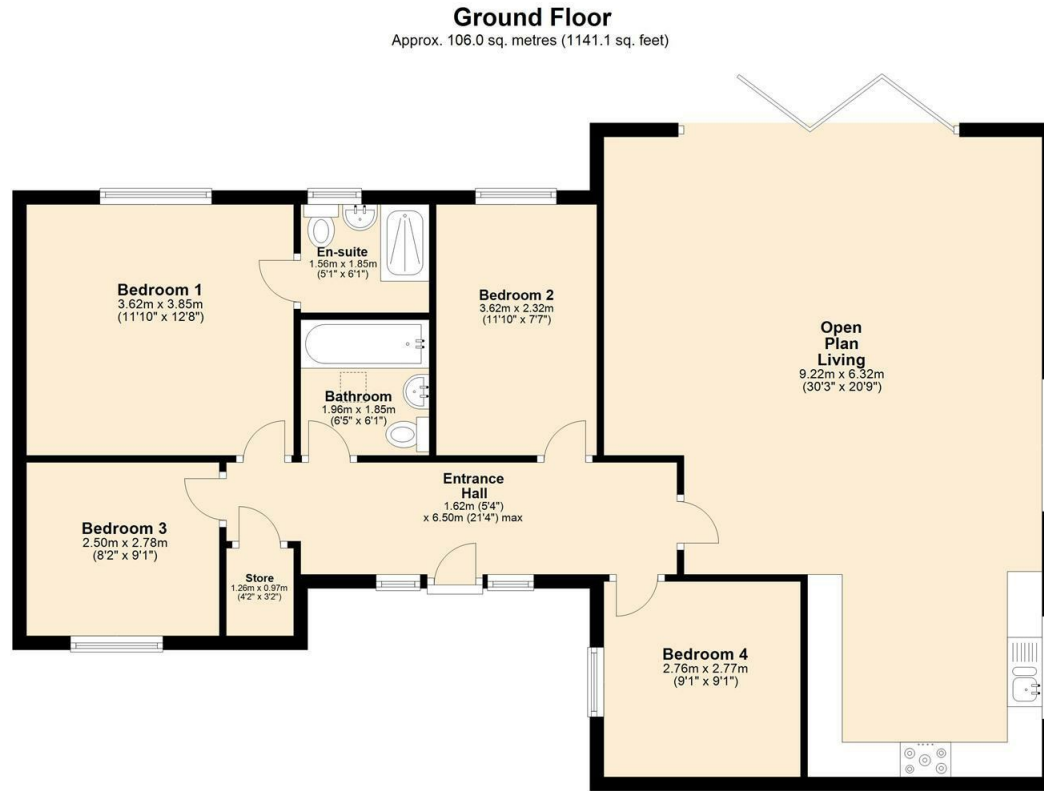


**School catchment areas**

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

## Floor Plan

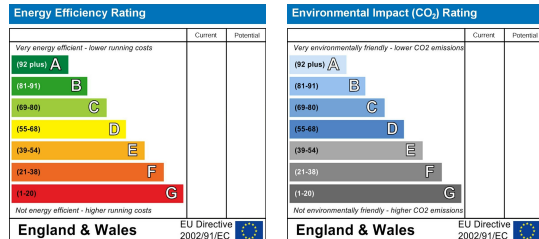


Total area: approx. 106.0 sq. metres (1141.1 sq. feet)

## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: [info@wardsestateagents.co.uk](mailto:info@wardsestateagents.co.uk) [wardsestateagents.co.uk](http://wardsestateagents.co.uk)

## Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.