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estate agents

10 Old Nursey Gardens

Tansley, Matlock, DE4 5QN

Guide price £500,000

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OFFERED WITH NO CHAIN & IMMEDIATE POSSESSION!

Early viewing is imperative to fully appreciate this impressive THREE BEDROOM/TWO BATHROOM DETACHED STONE BUILT BUNGALOW with 10 year NHBC build guarantee from 2022 and enjoys STUPENDOUS REAR VIEWS OF RIBER CASTLE! Built From Locally Quarried Birchover Stone and situated on popular development which is nestled in the much sought-after village of Tansley. Enjoying a delightful rural location less than two miles from the market town facilities of Matlock

Impeccably presented and neutrally decorated throughout the bungalow benefits from gas central heating(Combi boiler), uPVC double glazing and ultra modern state-of-the-art integrated designer appliances! Internally comprising of front entrance hall, fabulous reception room with side aspect views, superb kitchen/diner with French doors into the rear gardens, THREE well-proportioned versatile bedrooms, alongside a stylish tiled bathroom & luxurious en-suite to the principal bedroom

Splendid block paved long driveway which provides ample car parking spaces for up to three vehicles and leads down to the single spacious garage. Low stone boundary walling to the corner plot with paved pathway to the front door. Lawn and mature well established stocked borders.

Meticulously presented enclosed WEST FACING rear gardens with substantial fenced boundaries. Well tended lawns and stocked borders with an abundance of plants & shrubs. A Stone Patio completes the setting for family/social entertaining. Secure gates to both sides of the bungalow. Outside lighting and water tap.

Additional Information

- NHBC 10 year warranty from April 2022
- All blinds and curtain rails included (not curtains)
- Gas Central Heating-Ideal Logic Combi - serviced
- uPVC Double Glazed Windows
- Four Solar Panels - owned by vendor
- Security Alarm System - serviced
- TV sockets to the Reception Room, Kitchen and Main Bedroom
- Gross Internal Floor Area- 117.9 Sq.m/ 1268.6 Sq.Ft.
- Council Tax Band -D
- Secondary School Catchment Area -Highfields School

Maintenance Cost Information

Contribution towards the maintenance costs of shared amenity Reserve Fund currently at £810 and last years(2024) annual cost for 10 Old Nursery Gardens was £236.10
There are some Green areas on the development, access road and a balancing pond which are maintained by the management company





Front Entrance Hall

16'1" x 5'10" (4.90m x 1.78m)

Front composite entrance door leads into the hallway. Store cupboard with consumer unit. Access to the insulated loft space.

Reception Room

16'0" x 11'7" (4.88m x 3.53m)

A beautifully presented family reception room which enjoys plenty of natural light from the front and side aspect windows which also offers pleasant views.

Superb Kitchen/Diner

17'1" x 10'11" (5.21m x 3.33m)

Comprising of a full range of Mink fronted base and wall units with complimentary Quartz worksurfaces/upstands/window sill and with inset sink. Integrated electric double oven, microwave and 5 ring induction hob with chimney extractor above. Integrated fridge freezer and dishwasher. Tiled flooring and downlighting. French doors lead onto the rear patio and well tended rear gardens.

Utility Room

7'10" x 5'6" (2.39m x 1.68m)

Comprising of a complimentary Mink range of units with GRANITE work surfaces and inset sink. Space for washing machine and dryer. Ideal Logic Combi boiler- serviced. Tiled floor and downlighting. Useful store cupboard. Side composite door leads onto the driveway.

Front Double Bedroom One

12'9" x 12'7" (3.89m x 3.84m)

Spacious main double bedroom with a range of fitted wardrobes with sliding doors. Front aspect window. Access to the en suite.

Exquisite En - Suite

7'10" x 5'6" (2.39m x 1.68m)

Comprising of a quality 3 piece suite which includes a double shower area with mains shower, half pedestal wash hand basin and low level WC. Chrome heated towel rail. Tiled floor.

Rear Double Bedroom Two

15'2" x 9'8" (4.62m x 2.95m)

A second double bedroom which enjoys a side and rear aspect window which overlooks the gardens and with enviable views towards Riber Castle.

Rear Bedroom Three

10'11" x 7'5" (3.33m x 2.26m)

A third versatile bedroom which could also be used for office/study or home working. Rear aspect window which overlooks the rear gardens.

Luxury Bathroom

7'5" x 6'8" (2.26m x 2.03m)

With feature tiling and comprising of a White 3 piece suite which includes bath with rain shower, shower attachment and screen. Low level WC and half pedestal wash hand basin. Vanity wall cabinet. Tiled floor and downlighting. Extractor fan.

Semi Detached Single Garage

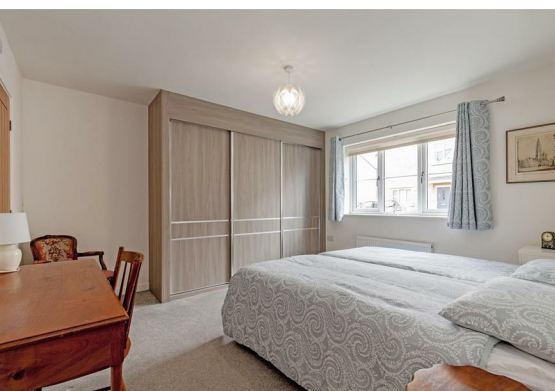
20'2" x 10'10" (6.15m x 3.30m)

Generously proportioned, pitched roof garage with power(separate supply) lighting and remotely controlled garage door.

Outside

Splendid block paved long driveway which provides ample car parking spaces for up to three vehicles and leads down to the garage. Low stone boundary walling to the corner plot with paved pathway to the front door. Lawn and mature well established stocked borders.

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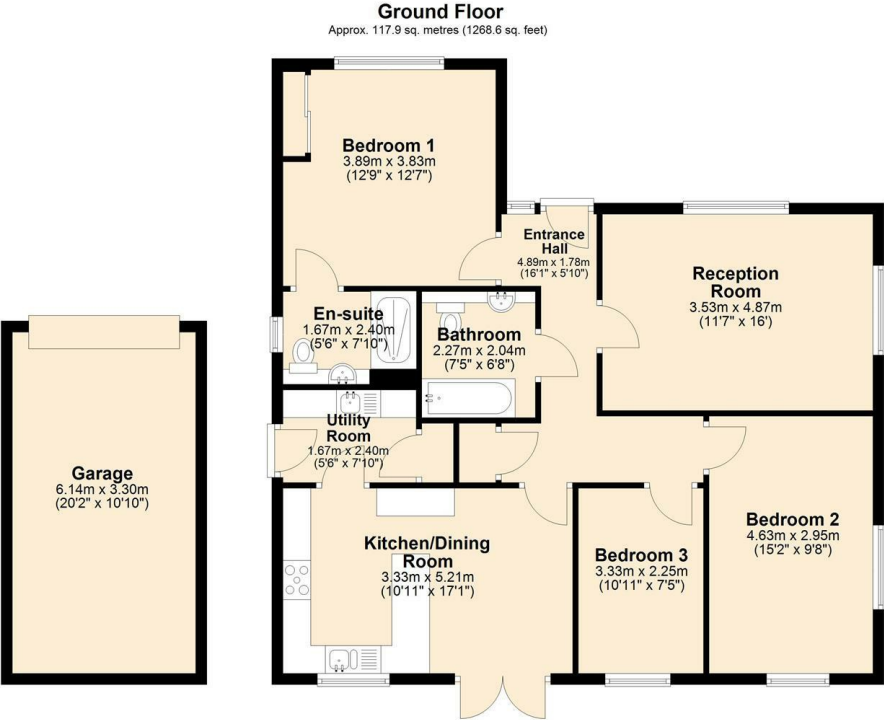


School catchment areas

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

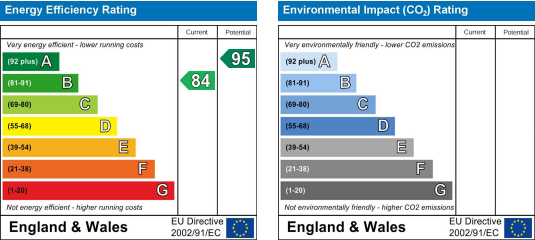


Total area: approx. 117.9 sq. metres (1268.6 sq. feet)

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



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.

