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estate agents

12 Fern Close,
Tansley, Matlock, DE4 5QN

£450,000

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STAMP DUTY + LEGAL FEES UP TO £1000.00 TO BE PAID BY DEVELOPERS (T's & C's apply)
FABULOUS OFFER NOT TO BE MISSED !Part Exchange Considered (subject to conditions)

Early viewing is strongly recommended of this superb THREE BEDROOM/TWO BATHROOM DETACHED STONE BUILT BUNGALOW with 10 year NHBC build guarantee. 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.

Your new home Bungalow combines Woodall Homes' signature design and beautiful finishes and includes gas central heating, uPVC double glazing and comprises of entrance hall to a stunning shaker style dining kitchen with state-of-the-art integrated Neff appliances including fridge freezer, dishwasher, washing machine and slide-and-hide oven with upgrades throughout. French doors lead onto a patio area and enclosed private landscaped garden making it perfect for social & family outside entertaining There are three well-proportioned bedrooms, alongside a stylish family fully tiled bathroom and luxurious ensuite to the principal bedroom both finished with a chrome heated towel rail and rainfall shower head, adding a touch of luxury. A generous lounge completes the single level living space with front aspect windows.

The bungalow benefits from a single semi detached garage and private cobble block driveway which provides ample car standing spaces. Front open plan lawn with set border. Fabulous fully enclosed landscaped rear garden with substantially fenced boundary fences. Good area of established lawn with Stone paved patio area and fully stocked rockery areas with bark and mature shrubbery.

Additional Information

10 YEAR NHBC BUILD WARRANTY

Gas Central Heating

uPVC Double Glazed Windows

Gross Internal Floor Area- 91.0 Sqm/ 979.1 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 five minutes away, hosting a range of independent and high street shops, bars and restaurants. Matlock railway station is within easy reach for commuters – with London just a two-and-a-half-hour journey and good transport links with Sheffield, Derby and Nottingham





Spacious Entrance Hall

Reception Room
15'10 x 10'5 (4.83m x 3.18m)

Stunning Integrated Kitchen
11'11 x 10'0 (3.63m x 3.05m)

Dining Room
8'0 x 6'9 (2.44m x 2.06m)

Principal Double Bedroom One
14'2 x 10'5 (4.32m x 3.18m)

Luxury En-suite
7'9 x 4'6 (2.36m x 1.37m)

Double Bedroom Two
11'9 x 11'1 (3.58m x 3.38m)

Bedroom Three/Office/Home Working
9'5 x 7'3 (2.87m x 2.21m)

Exquisite Family Bathroom
9'5 x 5'10 (2.87m x 1.78m)

Outside

Front open plan lawn with set border. Fabulous fully enclosed landscaped rear garden with substantially fenced boundary fences. Good area of established lawn with Stone paved patio area and fully stocked rockery areas with bark and mature shrubbery.

Single Semi Detached Garage

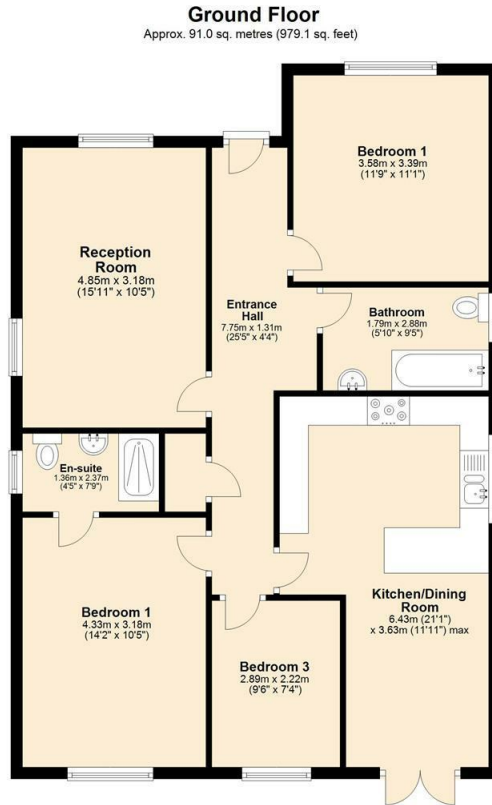


School catchment areas

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

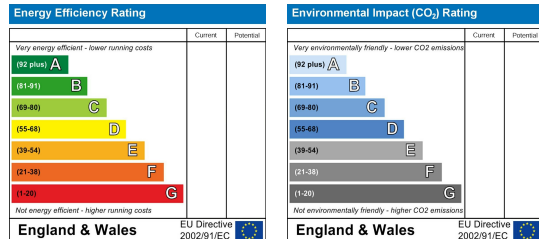


Total area: approx. 91.0 sq. metres (979.1 sq. feet)

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 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.

