



Brookland, Thatchers Lane, Tansley, DE4 5FD

£575,000

An exceptionally well presented and delightfully spacious bungalow property, standing in a good-sized plot with immaculate gardens and ample off road parking. Situated in a slightly elevated position with commanding, far-reaching views over open countryside, this well-appointed property offers: three bedrooms, luxury family shower room; sitting room; breakfast kitchen; utility room; conservatory and integral garage. Ideally located on the outskirts of the village of Tansley within easy reach of the towns of Matlock and Alfreton and having good access to transport links.

Tansley Village nestles in the beautiful hills of the Derwent Valley on the outskirts of Matlock surrounded by picturesque open countryside, with pleasant walks and superb views. There is a good primary school, village centre and local pubs. The village has excellent access to the nearby towns of Matlock, Wirksworth and Alfreton and is within commuting distance of Derby, Nottingham and the M1 Motorway.



Entering the property via a composite entrance door with decorative arched glass panel. The door opens to:

RECEPTION HALLWAY 5.16m x 1.55m and 4.17m x 0.97m

A spacious hallway having light wood-effect laminate flooring, and an access hatch opening to a partially-boarded loft space with a retractable ladder and light. Within the loft space is the combination gas-fired boiler which provides hot water and central heating to the property. The hallway has a central heating radiator with thermostatic valve, and hardwood panelled doors opening to a cloak cupboard (0.89m x 0.85m) with hanging space and basket storage. Further doors open to:



SITTING ROOM 4.26m x 3.99m

Having a front-aspect UPVC double-glazed bow window with picture panels taking advantage of the superb far-reaching views over the surrounding open countryside to the wooded hills in the distance. The room has a feature fireplace with a satin marble surround and raised hearth housing a living flame gas fire. There is a television satellite point and central heating radiator with a thermostatic valve.

BREAKFAST KITCHEN 4.60m x 2.92m

Having a UPVC double-glazed borrowed light window to the conservatory and a glazed entrance door. The room has Amtico flooring and a good range of kitchen units in a light wood-effect finish, with cupboards and drawers set beneath a worksurface with a tiled splashback. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap and filtered drinking water tap; a Bosch four-ring induction hob, over which is a Neff extractor canopy which is vented to the outside. There is an eye-level Neff fan-assisted oven and microwave and an integral 12-place-setting dishwasher. Within the kitchen there is a Siemens extra-width fridge-freezer. The room is illuminated by a low-energy downlight spotlights set within a panelled ceiling. The room has a television satellite point and central heating radiator with thermostatic valve.



CONSERVATORY 5.90m x 2.93m

Being constructed in UPVC with double-glazed panels set upon a dwarf wall and having an apexed roof with active blue tinted Cervo glass. There are recently fitted Karndean tiles to the floor. A pair of glazed doors open onto the terrace to the rear of the property. The room has central heating radiators with thermostatic valves and a ceiling-mounted fan unit. There is a television satellite point. From the conservatory a door opens to:



UTILITY ROOM 3.05m x 2.22m

Having a half-glazed entrance door opening onto the rear of the property. There is a good range of built in storage cupboards, space and connection for an automatic washing machine, and space for further white goods. A panelled door opens to:

INTEGRAL GARAGE 5.06m x 3.08m

Having an electrically operated up-and-over vehicular access door, as well as power, lighting, and water supply.



From the hallway, further hardwood panelled doors open to:

BEDROOM ONE 4.01m x 2.86m

With front-aspect UPVC double-glazed windows taking advantage of the fine far-reaching views. The room is fitted with a good range of bedroom furniture, having mirror-fronted wardrobes providing hanging rails and a storage shelving, as well as over-bed storage cupboards, bedside cabinets, and storage drawers. The room has a central heating radiator with thermostatic valve and a television satellite point.

BEDROOM TWO 3.72m x 2.92m

With rear-aspect double-glazed patio doors and side light window, the doors opening onto the flagged terrace and gardens to the rear of the property. The room has a central heating radiator with thermostatic valve and a television satellite point.

BEDROOM THREE 2.88m x 2.26m

Currently used as a workroom with a good range of built-in storage cupboards. The room has a front-aspect UPVC double-glazed window, and central heating radiator with thermostatic valve.



FAMILY SHOWER ROOM 2.69m x 1.89m

A fully-tiled room with rear-aspect windows with obscured glass, and suite with: double-width shower cubicle with electronically-controlled mixer shower with overhead and handheld shower sprays, and illuminated storage niche; vanity-style wash hand basin with storage drawer beneath and illuminated inset bathroom cabinet over; and dual-flush concealed-cistern WC. The room is illuminated by downlight spotlights set into a panelled ceiling controlled by a PIR sensor. There is a chrome-finished ladder-style towel radiator, wall-mounted storage cupboards with a shaver/charger point, an extractor fan, and piped music speakers.



OUTSIDE

The property is approached via a gated driveway leading to a good-sized parking area with ample space for several vehicles. A pathway runs down the right side of the property to a delightful, well-maintained, enclosed garden. Immediately to the rear of the property is a stone-paved seating area laid with rainbow sandstone pavers with geological striations. From the seating area, steps rise to a lawned area with borders stocked with flowering plants and acers and a water feature. To the top of the garden is a pergola seating area with a further terrace, ideal for displaying pot plants. From the terrace, access is gained to a timber **POTTING SHED**. Within the garden, there are mature acer trees, bay trees, magnolias, and apple trees. To the side of the garden is a flagged terrace with an **ALUMINIUM GREENHOUSE** (8.00m x 6.00m), and there is a further decked seating area with a **SUMMER HOUSE** (2.11m x 2.11m), having power.



WORKSHOP 4.16m x 2.36m

Fitted with workbenches. Having power and lighting.



SERVICES AND GENERAL INFORMATION

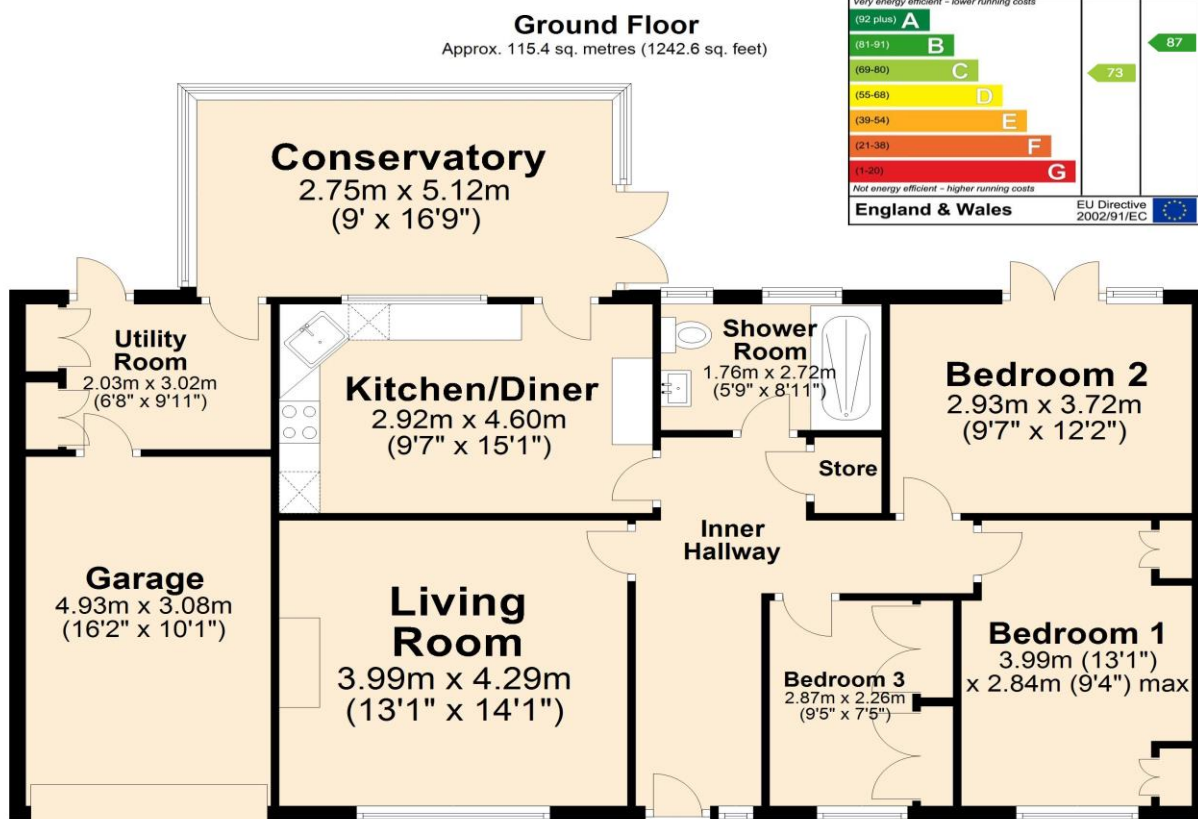
All mains services are connected to the property. The garden has architectural feature lighting, and there is outside lighting on PIR sensors.

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication)'E'



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	73	
(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	



Total area: approx. 115.4 sq. metres (1242.6 sq. feet)

Disclaimer

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract