



GRANT'S
OF DERBYSHIRE

11 Old Nursery Gardens, Tansley DE4 5QN
Offers Around £520,000

Occupying a secluded location within the popular village of Tansley is this stunning, natural stone faced detached bungalow. This home is located at the end of this quality development and overlooks fields to the front. There are views towards Riber Castle here also. Built in 2022, it is within walking distance of local amenities and just a few minutes drive from the town of Matlock. The accommodation itself briefly comprises entrance hallway, sitting room, a super open plan kitchen/dining room, utility room, three bedrooms, main bathroom and an ensuite shower room to the main bedroom. There are well maintained gardens to the front and rear, the latter having been recently landscaped, and a driveway which provides off road parking for at least three cars. There is a good size garage. The property has had a number of upgrades throughout the home including quality tiling and flooring throughout, fitted wardrobes to the principal bedroom along with CCTV, blinds and curtains. This home benefits from gas central heating, uPVC double glazing, Solar Panels (resulting in an Energy Performance Rating of B!) and is immaculately presented throughout. VT available. Viewing Highly Recommended.



The Location

Tansley village itself boasts a popular local village pub, church and a local school. Matlock town centre, just five minutes away by car, hosts 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 all under an hour away. This home is located at the end of the development and looks onto playing fields and open countryside.

Accommodation

To the front of the bungalow is part glazed composite entrance door which opens into the

Entrance Hallway

A light and airy reception hallway with access to the attic space and also a built-in cupboard providing useful household storage. Oak doors open to the kitchen/diner, the three bedrooms, bathroom and the

Sitting Room 15'8" x 11'7" (4.78m x 3.54m)

This spacious reception room has a large uPVC double glazed window to the front overlooking the field opposite and a side aspect window providing a good level of natural light. TV point.

Kitchen/Dining Room 16'11" x 10'11" (5.18m x 3.33m)

This is a superb open plan room. The kitchen area is fitted with a good range of contemporary wall and base units with quartz work surfaces. The inset one and a half bowl sink with swan neck mixer tap is ideally located beneath the window to the rear aspect looking out onto the garden. High spec integrated appliances include the fridge/freezer, NEFF five ring gas hob with stainless steel extractor hood over, electric oven, combination microwave/oven and the dishwasher. The kitchen area is lit by inset spotlights as well as having kickboard lighting. There are central ceiling lights in the dining area where there is ample space for a good sized table and chairs and French door opening to the patio area. Within the kitchen is an oak door providing access to the

Utility Room 7'7" x 5'4" (2.33m x 1.63m)

With a continuation of the flooring from the kitchen, this utility room has matching wall and base units with a quartz work surface incorporating a stainless steel inset sink with mixer tap. One of the wall units houses the combination boiler which services the hot water and heating system. There is space and plumbing available for a washing machine as well as a tumble dryer. An oak door opens to a useful storage cupboard and a half glazed door to the side aspect opens to the side pathway.

Bedroom One 12'9" x 12'5" (3.89m x 3.81m)

A good sized principal bedroom, situated at the front of the property and enjoying those open views to the front aspect. The owners have installed quality, sliding door fitted wardrobes (Gliderobes) with hanging rails and shelving over. TV point. An oak door leads to the

Ensuite Shower Room 7'7" x 5'6" (2.33m x 1.68m)

With quality 'Porcelanosa' wall and floor tiling with chrome edge trim and a modern suite comprising of a concealed cistern WC, a wall hung wash hand basin with mixer tap and a large walk in shower cubicle with mains fed shower. There is a ladder style heated towel radiator. The room is lit by inset spotlights and there is an obscured glass window to the side aspect.

Bedroom Two 15'2" x 9'8" (4.63m x 2.96m)

Another good sized double bedroom with a window to the rear elevation looking out onto the garden.

Bedroom Three 10'11" x 7'4" (3.33m x 2.24m)

Also having a window to the rear aspect overlooking the garden.

Bathroom 7'4" x 6'5" (2.26m x 1.96m)

Again, stylish wall and floor 'Porcelanosa' tiles with a chrome trim, the bathroom is fitted with a three piece suite comprising wall hung wash hand basin with mixer tap, concealed cistern WC and a bath with high pressure thermostatic shower fittings over. Chrome heated towel rail and a sun tube over providing a good level of natural light.

Outside

To the front of the home is a pleasant lawned garden with well stocked borders. The vendors have created a seating area, ideal for sitting and enjoying the views of the open fields immediately in front of the home. Adjacent to this is a block paved driveway which provides ample off road parking for at least three cars and leads to the garage. There is gated side access to the rear of the property where there we find a recently landscaped garden which comprises of a section of lawn with raised borders for growing vegetables and soft fruits and a sunken, paved seating area, ideal for enjoying the afternoon sun with a good level of privacy. External power sockets and water tap. Discreet CCTV security cameras.

Garage 19'8" x 10'8" (6 x 3.26)

A good sized garage with up and over door to the front and having power and light.

Directional Notes

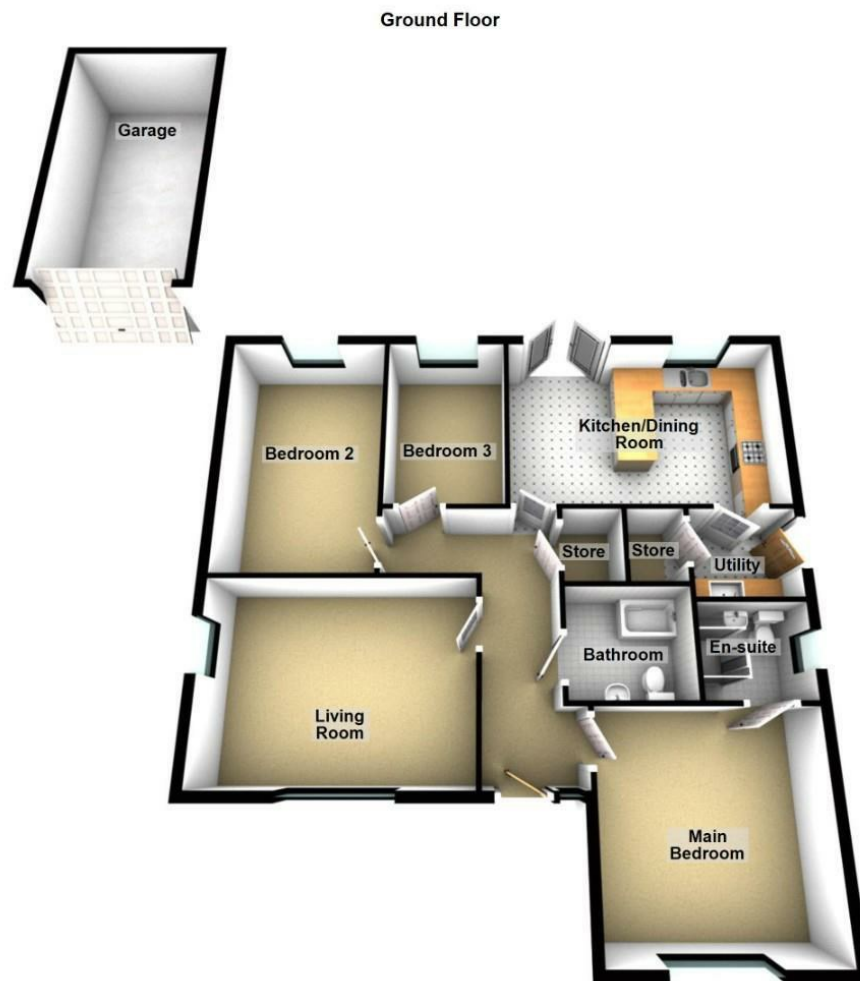
The approach from Matlock is to proceed from Crown Square roundabout into Causeway Lane (A615). Thereafter cross over the mini-roundabout junction travelling towards Matlock Green, passing the petrol station and leaving Matlock Green. Continue along this road for approximately one mile until reaching the village of Tansley turning left into Church Street. Continue along Church Street passing through the village and into open countryside where the road becomes White Lea Lane. Continue along this road (passing The Gate Public House on your left hand side) and then turn right into Old Nursery Gardens. Continue along this road right to the end of the development where a private driveway will curve around to the left and number 11 will be found at the end of this road on the left hand side.







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This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

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.

Energy Efficiency Rating		Current	Potential
		84	94
Very energy efficient - lower running costs Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions Not environmentally friendly - higher CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	