



## Old Nursery Gardens, Tansley, DE4 5QN

This spacious home with landscaped rear garden is presented in immaculate condition. Located towards the end of a quiet cul-de-sac on the edge of this beautiful village, the home has a driveway with parking for three vehicles in front of a detached garage. We love the bright and airy kitchen-diner with bifold doors, the elegant sitting room and the village location, with great pubs, countryside walks and popular school.

On the ground floor, the entrance hallway leads through to a sitting room, kitchen-diner, utility room and ground floor cloakroom. On the first floor are four bedrooms, a main bathroom and Jack-and-Jill shower room. The impressive top floor master suite comprises of a huge bedroom and en-suite shower room. The rear garden has been designed and landscaped, then lovingly tended, to create a beautiful area for seating, dining and gardening.

Tansley is a lovely village on the southern edge of the Peak District, just two miles east of Matlock. The popular primary school is just a three minute walk away, the community hall and church (with cafe on Fridays) are popular meeting hubs and there are two welcoming pubs - our Bricks + Mortar team are regular diners at The Gate Inn.

From the village, there are fascinating countryside walks in all directions, including to Lumsdale waterfall and over to Ogston Reservoir. The Peak District and popular towns and villages of Matlock, Cromford, Crich, Ashover and more are all only a short drive away.

- Immaculate 5 bedroom home and garden
- Very energy-efficient - EPC rating B
- On quiet cul-de-sac on edge of village
- Neff appliances in kitchen
- In popular village with great pubs and countryside walks
- Huge kitchen-diner with bifold doors to garden
- Pristine, landscaped garden with lawn, seating and dining areas
- Walking distance to village school
- Driveway with parking for three vehicles in front of detached garage
- Bright and airy rooms throughout

**Offers over £580,000**

# Old Nursery Gardens, , Tansley, DE4 5QN

## Front of the home

This very attractive three storey detached family home has a sandstone brick facade with matching perimeter wall. The neat block-paved driveway on the left has room for two/three vehicles to park in front of the detached garage. Flower beds beside the house and wall are bursting with colour, including lavender and Oregon grape plants.

There is a side entrance door into the utility room and a gate into the rear garden, together with outside lights on the house and garage walls. To the right of the home is a gravel access path, useful for any future maintenance. A path leads to the front door, with canopy shelter above. Enter the home through a composite front door with chrome handle, knocker and letterbox.

## Entrance Hallway

This impressive, welcoming entrance to the home is indicative of the style and space throughout. A recessed barrier mat leads to the carpeted hallway, which has a radiator and ceiling light fitting. Stairs on the left lead to the upper floors. Matching white Mexicana doors open into the sitting room, kitchen-diner (and utility), the ground floor cloakroom with WC and under-stairs cupboard.

## Sitting Room

19'8" x 11'9" (6 x 3.6)

The wide south-west facing bay window at the front has fitted roller blinds and an open aspect opposite, giving uninterrupted views of rolling green hillsides and (in autumn and winter when the leaves fall) direct views up to Riber Castle. This large rectangular room is carpeted and has a radiator, ceiling light fitting and - like all rooms - skirting boards. There is plenty of space for flexible room layouts.

## Kitchen-Diner

15'3" x 12'3" and 12'1" x 11'1" (4.65 x 3.75 and 3.7 x 3.4)

Entering from the hallway, you alight onto light oak-effect Karndean flooring, which flows throughout this bright open room. On the right, the large kitchen has a substantial quartz worktop with plenty of space for food preparation and small appliances. Immediately on the right is a fitted Neff fridge-freezer and full-height storage cabinet, then a Neff chest-height double oven. Further around, the Neff five-ring gas hob sits beneath a futuristic extractor fan. In front of the wide window to the rear garden is a deep-set 1.5 stainless steel sink with chrome mixer tap. The kitchen also includes a large number of low-level cabinets and pan drawers, including a Neff dishwasher. The peninsula at the end of the worktop has space beneath for 3-4 stools, with a pendant light fitting above. The kitchen also has recessed ceiling spotlights.

The dining area has plenty of room for a 6-8 seater dining table and additional furniture or seating. There are two radiators, ceiling light fitting and bifold doors out to the rear garden. It's the beating heart of the home and a great place to gather with friends and family.

## Utility Room

7'0" x 5'2" (2.15 x 1.6)

The Karndean flooring flows seamlessly into the utility room. The worktop on the right includes an integral stainless steel sink with chrome mixer tap. There are cabinets below, with space and plumbing for a washing machine. Opposite, the worktop has space for appliances below. An Ideal boiler is located in the top-right cupboard. The room also includes a radiator, recessed ceiling spotlights and half-glazed uPVC door to the driveway and garage.

## Ground Floor Cloakroom

6'2" x 3'3" (1.9 x 1)

Modern floor tiles have matching tiles on the bottom half of the wall. The room has a capsule WC with wall-mounted flush, a 'floating' ceramic sink with chrome mixer tap, radiator, frosted double glazed window and ceiling light fitting.

## Stairs to first floor landing

Carpeted stairs from the entrance hallway with a banister on the left curve up to the first floor landing. There is a radiator, ceiling light fitting and matching white Mexicana doors to four bedrooms (including the Jack-and-Jill shower room), family bathroom and a cupboard housing the large water tank. Stairs lead on up to the second floor.

## Bedroom One

11'5" x 7'10" (3.5 x 2.4)

Currently set up as a home office, this carpeted bedroom has a radiator, ceiling light fitting and window with fitted day-night blinds (N.B. all blinds are available by separate negotiation).

## Bedroom Two

12'5" x 9'10" (3.8 x 3)

This large double bedroom at the front of the home has great views to the south and west of hilly countryside beyond the village boundary. The room is carpeted and has a radiator and ceiling light fitting, plenty of room for bedroom furniture and a door to the Jack-and-Jill shower room.



### Jack-and-Jill Shower Room

8'2" x 4'11" (2.5 x 1.5)

The double walk-in shower has a reinforced glass screen, rainforest shower head with separate hand-held attachment and contemporary tiled surround. The room has a tiled floor, capsule WC with wall-mounted flush, 'floating' ceramic sink with chrome mixer tap and chrome vertical heated towel rail. There is also an extractor fan, frosted double glazed window, recessed ceiling spotlights and door to Bedroom Three.

### Bedroom Three

11'9" x 11'9" (3.6 x 3.6)

This carpeted bedroom at the rear of the home has a radiator, ceiling light fitting, plenty of space for a double bed and furniture and great views over the rear garden.

### Bedroom Four

9'8" x 7'4" (2.95 x 2.25)

Like Bedroom One, this is also set up as a home office. The carpeted bedroom has a radiator and ceiling light fitting.

### Bathroom

7'2" x 5'6" (2.2 x 1.7)

The spacious bathroom has a bath with chrome mixer tap and mains-fed shower above. This has a rainforest shower head, separate hand-held attachment, pivoting glass screen and tiled surround. The 'floating' sink has a chrome mixer tap and the capsule WC has a wall-mounted flush. The room also includes a tiled floor, frosted double glazed window, shaver point, recessed ceiling spotlights and extractor fan.

### Stairs to second floor

Carpeted stairs with a banister on the left lead up to the carpeted landing. The huge cupboard on the right provides more accessible storage than a loft would, whilst the master suite is in front.

### Bedroom Five

25'1" x 15'10" (7.65 x 4.85)

The enormous dual aspect bedroom has two large Velux windows at each end, with lots of natural light pouring in. The full length of the longest wall has fitted wardrobes and cabinets around the bed, with recessed downlighters. This leaves a huge amount of space for additional bedroom furniture. The room is carpeted and has two radiators, two ceiling light fittings, a loft hatch and door to the en-suite shower room.

### Bedroom Five en-suite shower room

This very spacious room has a double walk-in shower on the left with rainforest shower head, separate hand-held attachment and tiled surround. On the right is a Velux window, 'floating' sink with chrome mixer tap and a capsule WC with wall-mounted flush. The room also has a tiled floor, chrome vertical heated towel rail, recessed ceiling spotlights, extractor fan and shaver point.

### Detached Garage

With up-and-over door, concrete floor, lighting and power points, with additional uPVC door for access to the garage from the rear garden.

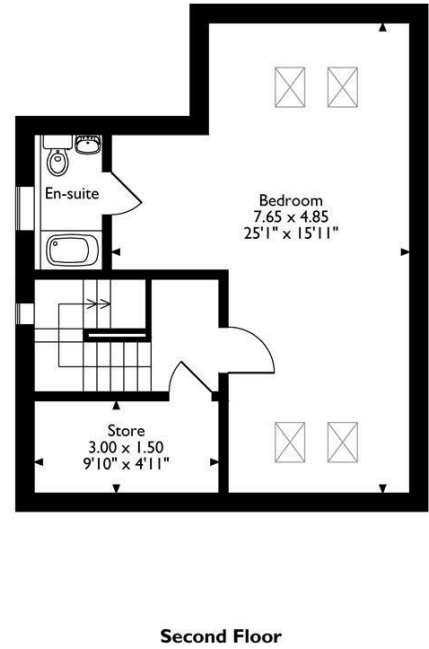
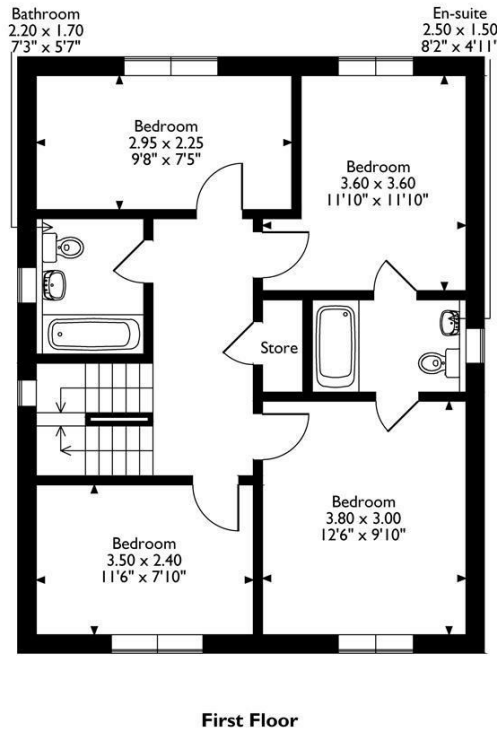
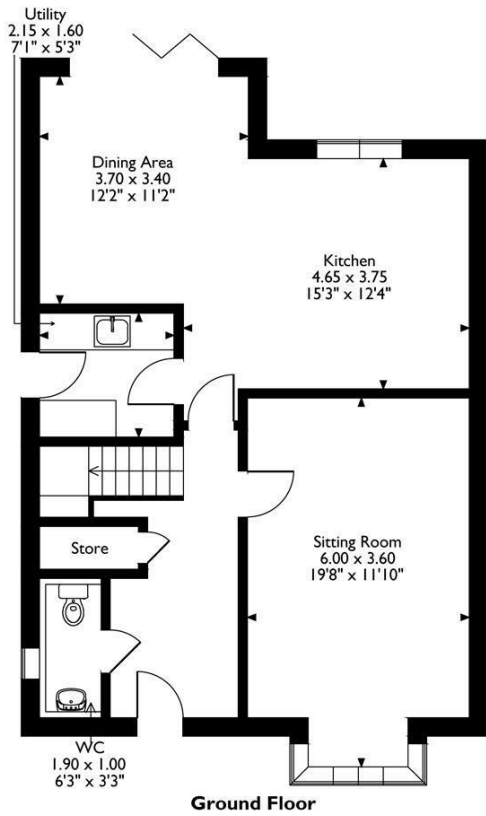
### Rear Garden

One of our favourite-ever gardens! Landscaped and then lovingly tended since, the garden is pristine and bursting with colour. The L-shaped porcelain tiled patio has space for an outdoor dining set and storage. The lawn is bordered by pretty flower beds including purple sage, a wild cherry tree and hydrangeas. There are more neat raised flower beds on the left beside the garage.

In the top-left corner is a raised composite decking area with plenty of space for seating - it's perfectly positioned to take advantage of the afternoon and evening sun. There is also an outside tap. A sandstone wall with timber fence above forms the boundary at the end, with a timber fence on the right.



## 5 Old Nursery Gardens Approximate Gross Internal Area 175 Sq M / 1884 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		86	
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

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