Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



Tanglewood, 38 Hindersitch Lane, Whatstandwell, Matlock, DE4 5EJ

£750,000

5 3 2 C

**OPEN DAY SAT 14.11.26 11-1 pm ** An individually designed and beautifully presented extended family home offering generously proportioned four bedroom accommodation with an annex suite. Commanding an elevated situation, enjoying panoramic countryside views with generous gardens, ample car parking and garage. Viewing is strongly recommended.







Tanglewood, 38 Hindersitch Lane, Whatstandwell, Matlock, DE4 5EJ

£750,000





The impressive property offers deceptively spacious, yet versatile split level accommodation comprising a well equipped living dining kitchen, split level utility room, dining room, lounge with a contemporary log burning stove. There is a hallway with a guest WC, two double bedrooms and a luxury family bathroom. Stairs climb to the first floor where there are two further double bedrooms. A second staircase off the utility area leads to an annex suite having a sitting room and bedroom with Juliette balcony and stunning views and bathroom.

Benefitting from quality UPVC double glazed windows and doors, oil fired central heating and under floor heating to the extended area and bathrooms. There is a security alarm and CCTV system.

To the front of the property there is a tarmac driveway providing ample off road parking and leading to an integral garage. Steps through a well stocked rockery garden lead to the property with a sunny paved seating area, perfect for enjoying the stunning open views.

Whatstandwell is a traditional village with an excellent primary school, local restaurant and railway station. Being close to Crich with excellent local amenities and having easy access to major road links to Derby, Nottingham, Matlock and Belper, via A38, M1 and A6, which provides the gateway to the stunning Peak District and Derbyshire Dales. .

ACCOMMODATION

Steps to the front of the property allow access to the half glazed UPVC entrance door, which opens into :

IMPRESSIVE DINING KITCHEN

24'5 x 12'2 (7.44m x 3.71m)

Comprehensively appointed with a quality range of stylish solid oak base cupboards, drawers, larder and eye level units with granite work surface, upstand and deep window sill, incorporating a one and a half bowl inset stainless steel sink with mixer tap, boiling water tap and waste disposal. Integrated appliances include an AEG electric double oven and grill, induction hob, extractor hood, fridge freezer, dishwasher, De Deitrich steaming oven, microwave, deep fryer, double warming drawer and wine cooler. There is ceramic tiled flooring with under floor heating, a built-in pantry with light, inset spot lighting, under plinth lighting and UPVC double glazed windows to the front elevation enjoying stunning far reaching views. Sliding glazed doors open into the dining room and steps lead to the open plan utility room.

UTILITY ROOM

16' x 11'6 (4.88m x 3.51m)

Appointed with matching oak base cupboards

and drawers with granite effect work surface over incorporating a stainless steel sink drainer with mixer taps. There is plumbing for a washing machine, integrated Miele tumble dryer and under counter fridge. There is ceramic tiled flooring, UPVC double glazed high level window to the side, Worcester Bosch boiler (serving the domestic hot water and central heating system). A UPVC double glazed window to the rear overlooks the garden and a half glazed entrance door provides access. An in-built cupboard houses the electrical installations and a second staircase leads to the first floor Annex accommodation.

DINING ROOM

17'6 x 11'7 (5.33m x 3.53m)

Having a UPVC double glazed picture window to the front elevation, enjoying far reaching views, TV aerial point, dimmer spot lighting and wooden glazed doors open into :

LOUNGE

14'9 x 12'5 (4.50m x 3.78m)

Having a UPVC double glazed picture window to the front elevation, enjoying far reaching views, a contemporary styled feature fireplace with slate tiling and granite hearth housing an inset log burning stove, TV aerial point, mood spot lighting with dimmer control, radiator and a TV aerial point. Glazed double doors open into :

CENTRAL HALLWAY

There are steps from the lounge, radiator, access to the roof void, a glazed UPVC entrance door allows access from the side of the property and a oak staircase climbs to the first floor bedrooms.

GUEST WC

Appointed with a Gebert close coupled WC, vanity wash hand basin, decorative wet wall panelling, Karndean flooring, UPVC double glazed window and a mirror cabinet.









BEDROOM THREE
11'8 x 12'6 (3.56m x 3.81m)
Fitted with a range of built-in furniture including wardrobes, drawers, over bed cabinets and computer desk with shelving over, reading lights, TV point, UPVC double glazed window to the rear and radiator.

BEDROOM TWO
13'7 x 11'5 (4.14m x 3.48m)
Having in-built wardrobes, over bed cupboards, drawers, dressing table and vanity wash hand basin, radiator, TV point, UPVC double glazed window to the rear, wall lighting and recessed mood lighting.

FAMILY BATHROOM
8'4 x 5' (2.54m x 1.52m)
Beautifully appointed with a quality four piece suite comprising a bath with mixer bath filler taps, walk-in double shower enclosure with a thermostatic rainfall shower, vanity wash hand basin with mixer taps fitted in an oak cabinet with mirror LED lighting, and a Gebert close coupled WC. There is complementary full tiling, ceramic tiled flooring with under floor heating, heated towel radiator, natural light sun tunnel and inset colour change LED mood spot lighting.

TO THE FIRST FLOOR

LANDING

BEDROOM ONE
14'3 x 10'10 + wardrobes (4.34m x 3.30m + wardrobes)
Fitted with a range of oak effect in-built furniture comprising double depth wardrobes with hanging, shelving and storage, over bed and bed side cabinets with a vanity wash hand basin, radiator and a UPVC double glazed window to the front elevation enjoying far reaching views over the Derwent Valley.

BEDROOM FOUR
12'10 x 8'5 (3.91m x 2.57m)
A split level room currently used as a home office with an elevated area for sleeping and built-in desk and shelving, radiator and a



UPVC double glazed window to the front elevation enjoying stunning countryside views.

ANNEX
Approached by a second stair case from the utility room.

ANNEX LANDING
There are inset spot lights, Velux skylight window and oak balustrade.

ANNEX SITTING ROOM
16'5 x 11'7 (5.00m x 3.53m)
UPVC double glazed French doors to the front elevation has a Juliette balcony enjoying stunning views over the Derwent Valley, inset electric fire, radiators, TV aerial point, recessed spot lighting and an electronic Velux skylight window.

ANNEX BEDROOM
16' x 11'7 (4.88m x 3.53m)
There are built-in wardrobes providing hanging and shelving, radiator, an electronic Velux skylight window, inset spot lighting and UPVC double glazed French doors with a Juliette balcony enjoying views to the rear. there is access to the 25' long boarded attic space with light and power providing excellent storage.

ANNEX BATHROOM
8'4 x 5' (2.54m x 1.52m)
Appointed with a three piece suite comprising a 'P' shaped panelled bath with a thermostatic shower over, vanity wash hand basin and a low flush WC, complementary full tiling, extractor fan, inset spot lights, heated towel radiator, illuminated mirror and a Velux skylight window.

OUTSIDE
To the front of the property is a double tarmac driveway providing ample off road parking and access to the integral garage. There are well stocked stone built walls, spring water trough, external power point, flower beds, rockery garden, paths and steps lead to the property. A paved seating area is perfect for enjoying the amazing sunsets.









GARAGE

17'6 x 11'10 (5.33m x 3.61m)

Having an electronic up and over door, light, power, shelving and water meter.

GARDEN

The rear enclosed garden is mainly laid to lawn with steps to a paved terrace and summerhouse with light and power, Barbeque grilling pavilion, greenhouse and wooden garden shed. The tiered lawn garden extends to an open rear aspect with a wildflower meadow, established flower beds with mature trees, raised planters, shrubs and flowering plants. There is a spring water trough, outside tap, lighting and the oil tank.








TANGLEWOOD



Road Map



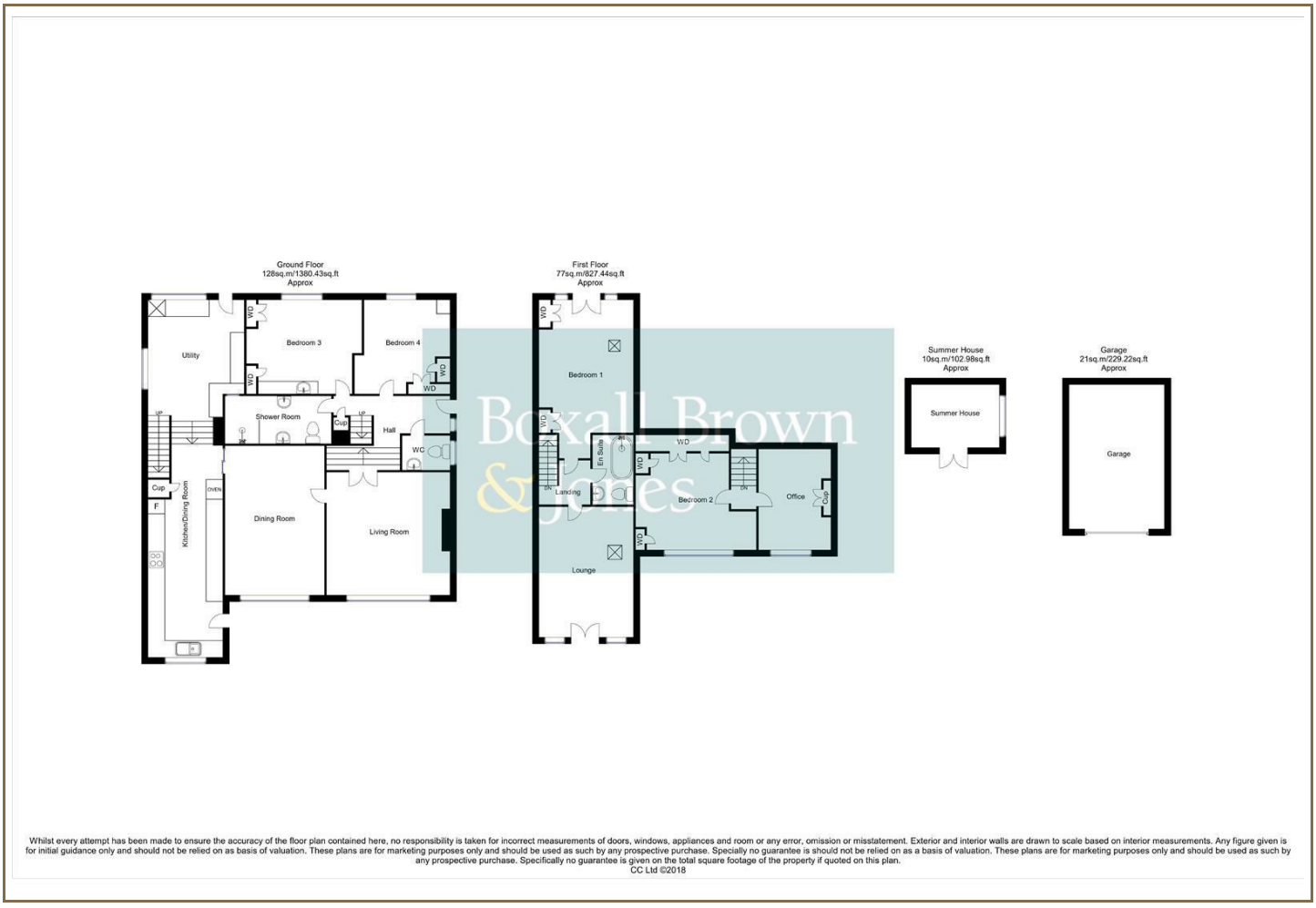
Hybrid Map



Terrain Map



Floor Plan

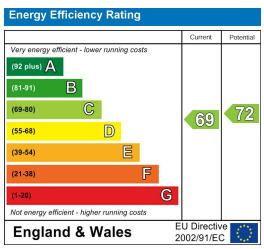


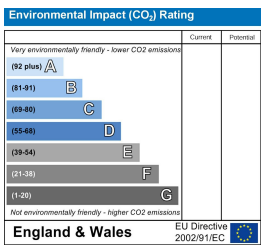
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
CC Ltd ©2018

Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.