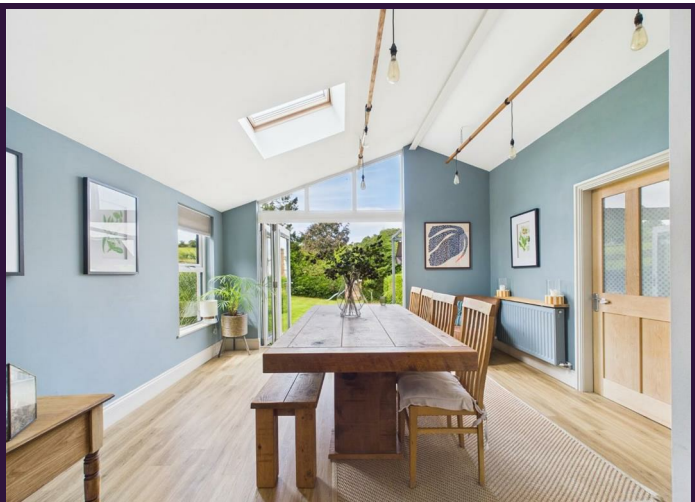




GRANT'S
OF DERBYSHIRE

Veronica, Alders Lane, Tansley, Nr Matlock DE4 5FB
Offers Around £625,000

We are delighted to offer For Sale, this exceptional four/five bedroom detached home which is located in this sought after village of Tansley. This home, occupying a plot of around 1/4 of an acre, benefits from gas central heating, uPVC double glazing and has undergone a programme of refurbishment resulting in this stunning family home. The accommodation comprises; entrance porch, reception hallway and living room, guest's WC, breakfast kitchen, dining area, home office, principal bedroom suite with dressing area (has potential to be another bedroom) and ensuite bathroom and a ground floor bedroom with mezzanine level which has a number of potential uses. The first floor is accessed via two separate staircases, the first leads to bedroom three with has an ensuite shower room and the second staircase leads to two further bedrooms and a separate shower room. To the front of this home we have a driveway providing off street parking for several vehicles and a double garage. To the rear of this home we have a large garden, laid mainly to lawn, enjoying a westerly aspect with stunning views and a high level of privacy. Viewing Highly Recommended. Virtual Tour Available.



The Location

Tansley village itself boasts a popular local village pub, church and a sought after primary school. Matlock town centre, just five minutes away by car/regular bus, 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 along a quiet road and sits next to open fields and countryside.

Ground Floor

The property is entered via double wooden gates where a long tarmac driveway leads up to the uPVC porch with glazed apex which opens into the

Porch 6'2" x 4'7" (1.9 x 1.42)

With an attractive chequered ceramic tile floor, wood panelled walls with hooks for coats and hats etc and a part glazed oak door with glazed side panels opens into the

Living Room 21'9" x 12'7" (6.64 x 3.84)

A stunning reception room, stylishly decorated and bathed in natural light from the front aspect double glazed window with bespoke fitted plantation-style blinds. There is wood panelling to the walls and a contemporary cast iron wood-burning stove in the corner providing a pleasing focal point. There are discreet wall mounted TV connections. Doors lead off to the inner hallway, the breakfast kitchen, the principal bedroom suite and the

Guest's Cloakroom & WC 5'2" x 2'7" (1.59 x 0.79)

Accessed via an inner hallway to the side of the stairs, here we find a modern white suite comprising of a low flush WC and a corner wash hand basin.

Principal Bedroom & Dressing Area 21'11" x 10'2" (6.7 x 3.10)

Formerly two bedrooms, now partially opened up to create a dressing area with a bank of fitted wardrobes and cupboards and an opening leads through to the bedroom area where we have a front and side aspect uPVC double glazed window with bespoke-fitted plantation-style shutters and an inset wood-burning stove, ideal for cosy nights in. There are discreet, wall mounted TV connections. Back in the dressing area, matching double doors open to reveal the

Ensuite Bathroom 9'0" x 5'7" (2.76 x 1.71)

Fully tiled and with a traditional white suite comprising of a wood panelled bath with thermostatic shower over, a vanity wash basin on a pine drawer unit and a dual flush WC. There is a chrome heated towel rail and a uPVC double glazed window to the rear aspect.

Breakfast Kitchen 12'1" x 11'8" (3.69 x 3.57)

With an oak-effect luxury vinyl tile flooring and fitted with an extensive and contemporary range of wall, base and soft closing drawer units with worktop over and inset Belfast sink with high pressure mixer tap over. Integrated appliances include eye level double ovens and grill and there is a recess for an upright fridge freezer with bookshelf over. The central island unit has a solid wood block worktop with inset induction hob and a recirculating extractor fan over. Space to the side allows for stools. A large opening leads through to the

Dining Area 13'11" x 12'3" (4.25 x 3.74)

A stunning room, open to the vaulted ceiling, is bathed in natural light from the rear and side aspect uPVC windows and the large Velux overhead. Matching French doors open out onto the decked platform and garden. A door opens to reveal the

Laundry Room/Store 5'5" x 3'9" (1.66 x 1.15)

A walk-in store, ideal for the storage of cleaning equipment and other household items. There is space and plumbing for a washing machine here also. Back in the dining area, a part glazed door leads into the

Home Office/Study 8'1" x 5'4" (2.47 x 1.64)

A good sized room with a bespoke fitted desk unit and cupboards with solid wood block worktop over. The side aspect uPVC double glazed window provides a pleasing view, overlooking the garden. Back in the kitchen, the part glazed wooden door leads into an inner hallway where there is a rear aspect uPVC double glazed window. There is internal access to the garage here and the staircase leads up to the first floor.

Ground Floor Bedroom With Mezzanine 11'3" x 9'11" (3.45 x 3.03)

This room offers a number of potential uses including an additional bedroom or reception/treatment room and enjoys a pleasant aspect overlooking the rear garden. A fitted ladder gives access to a mezzanine level which is enclosed with glass, ideal for storage or as an occasional sleeping area. This room enjoys a good level of natural light thanks to the rear aspect windows and the overhead Velux window. Discreet, wall mounted TV connection.

First Floor (Left Hand Side)

Back in the inner hallway, the staircase (which can be folded away via a discreet winding mechanism) rises to the first floor landing where a door opens into

Bedroom Three 12'5" x 6'10" max (3.8 x 2.1 max)

A good sized, "L-Shaped" bedroom with side aspect Velux window over and a raised platform, ideal for a double mattress/bed. There is a uPVC double glazed window to the front aspect and a part glazed door which opens to reveal the

Ensuite Shower Room 5'10" x 4'5" max (1.8 x 1.35 max)

With a suite comprising of a concealed cistern WC, a vanity wash basin set on a granite plinth with matching splashback and a fully tiled and recessed shower enclosure with thermostatic shower fittings over. Velux window overhead.

First Floor (Right Hand Side)

An inner hallway from the living room leads to a staircase which rises to a landing area where the door on the right leads into

Bedroom Four 11'9" x 7'8" (3.59 x 2.36)

A good sized room with a built in double wardrobe/cupboard and a rear aspect uPVC double glazed window offering superb views over the garden and surrounding fields and countryside. A platform that goes over the stairwell provides a useful storage area or is the ideal place for a mattress, ideal for a kid's sleepover!

Bedroom Five 9'11" x 8'11" (3.04 x 2.73)

Another good sized room with rear aspect uPVC double glazed window offering those aforementioned views. A low level cupboard provides good household storage.

Shower Room 5'2" x 2'7" max (1.6 x 0.8 max)

Ideally placed to serve these two bedrooms, here we have a fully tiled shower room with a vanity wash basin with storage drawers beneath and a tiled shower enclosure with thermostatic shower fittings over.

Outside

To the front of this home we have a tarmac driveway providing off road

parking and turning area for several cars. The driveway intersects a good sized lawned garden which is fully enclosed by dry stone walling, mature hedgerow and has a variety of plants and mature trees within its borders. A pathway to the side, via a wooden gate, leads around to the rear garden where we find a raised decked area, ideal for warm weather dining or just to simply enjoy those far-reaching views. There is an extensive lawned garden here, enjoying a westerly aspect and bordered by timber fencing to one side and dry stone walling to the other. Again, stunning views can be enjoyed to the left hand side here where we overlook the adjoining field and countryside, or to the right where there are far-reaching views back towards Matlock. The timber shed is included within the sale. The garden, as a whole, enjoys a high level of privacy.

Double Garage 17'1" x 16'9" (5.23 x 5.13)

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

Directional Notes & What3Words

From Matlock Crown Square, take Causeway Lane to Matlock Green and continue on and up The Cliff towards Tansley. As the road levels, pass "Lots of Pots" before turning first right into Alders Lane. Veronica can be found on the right hand side after approximately 100 metres, as identified by our For Sale board. What 3 words - [///party.rust.alive](#)

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum.







GRANT'S
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Floor 1

Approximate total area⁽¹⁾

182.8 m²
1969 ft²

Reduced headroom

6 m²
65 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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.

