



£600,000

Lant Lane, Tansley DE4 5FW

Bungalow | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Detached Stone Bungalow
- Sizeable plot
- Three bedrooms, lounge, kitchen and shower room
- En-Suite to master
- Detached Garage
- Far reaching views
- Viewing highly recommended

## Property Description

Derbyshire Properties are delighted to present this three bedroom detached stone bungalow benefitting from idyllic countryside position in Tansley. Occupying sizable plot with far reaching countryside views over Matlock, extending to the picturesque Riber castle. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to present this three bedroom detached stone bungalow benefitting from idyllic countryside position in Tansley. Occupying sizable plot with far reaching countryside views over Matlock, extending to the picturesque Riber castle, we recommend an early internal inspection to avoid disappointment.

Internally, the property offers single storey living briefly comprising; Entrance Porch, Kitchen, Utility Room with WC, Dining Room, Lounge, Inner Hallway, Family Bathroom and Three Double bedrooms with One En Suite.

Externally, the property boasts stunning views to the front and rear elevation with a gravelled driveway fit to host multiple cars to either side of the property. Stone tiled area to the front of the property making a wonderful seating area with rear enclosed garden accessible via either driveway. A lawn area perfect for entertaining or relaxing can be found to the rear elevation, bordered by a combination of timber fencing and low level shrubs allowing for privacy whilst maintaining the beautiful aspect. Detached stone built garage in keeping with the main dwelling is located to the side elevation, benefitting from side access and steel roller electric door to front elevation.

### Entrance Hallway

Accessed via Oak front door with glass panels, the Entrance hosts double glazed window to rear elevation, wall mounted radiator and tiled flooring. Access to Kitchen.

### Kitchen

15' 6" x 9' 11" (4.72m x 3.02m) Hosting a range of base cupboards and eye level units and skilfully implemented breakfast bar with complimentary wood effectworktops. Tiled splash back to cover entire workspace including stainless steel one and a half bowl sink. Rangemaster cooker with Five ring hob, stainless steel splashback and overhead extractor hood proves the most notable appliance whilst double glazed window with countryside views to front elevation, wooden beams to ceiling and wood effect flooring further add to the charm. Open plan aspect to Dining Room, Utility Area accessed via separate door.

### Utility Room

8' 3" x 6' 10" (2.51m x 2.08m) Featuring work top and cupboard space of it's own, the Utility Room currently houses a range of appliances with plumbing for washing machine and the gas central heating boiler. Double glazed window to side elevation, access to WC.

### Dining Room

13' 5" x 11' 6" (4.09m x 3.51m) Enjoying an open aspect to the Kitchen, the Dining Room boasts character with decorative wooden beams to the ceiling and internal French doors accessing the Lounge and Hallway respectively. Wall mounted radiator, double glazed window to rear elevation and carpeted flooring complete the space.

### Living Room

19' 11" x 13' 0" (6.07m x 3.96m) The centre piece of the Lounge is exposed brick feature fireplace housing wood burner on raised tiled hearth with wooden beam to cover. With decorative wooden beams to the ceiling, wall mounted radiator, double glazed window to side elevation and French doors accessing the rear enclosed

garden.

#### Inner Hallway

Accessed via the Dining Room or Lounge, the Hallway offers doorways to Bedroom One, Two and Three as well as the Family Bathroom. The Hallway has fitted double airing cupboard housing impressive storage capacity. Access to loft hatch.

#### Bedroom One

14' 5" x 13' 3" (4.39m x 4.04m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Access to En Suite.

#### En-Suite

7' 8" x 4' 7" (2.34m x 1.40m) A three piece suite including double walk in shower, pedestal hand wash basin and low level WC. Completely tiled walls featuring Wall mounted heated towel rail, mini wall mounted radiator, ceiling fitted extractor fan and double glazed obscured window to side elevation.

#### Bathroom

8' 3" x 7' 6" (2.51m x 2.29m) A Three piece suite including bath with shower attachment, pedestal hand wash basin and toilet. Tiled splash back to cover all three units, vinyl flooring, wall mounted radiator, ceiling fitted extractor fan and double glazed obscured window to side elevation.

#### Bedroom Two

13' 0" x 9' 5" (3.96m x 2.87m) With double glazed window to the side elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Three

10' 0" x 9' 5" (3.05m x 2.87m) Equipped with fitted units housing shelving and hanging capacity, there is double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### Outside

#### Council Tax

We understand that the property currently falls within council tax band D, with Derbyshire Dales Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
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6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		96
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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