



#### 4 Tawney Croft, Tansley, Matlock, DE4 5HA



This stunning four bedroomed detached Executive style house has been refurbished to an exceptionally high standard throughout, during recent years, creating a truly impressive modern day living environment, whilst having the flexibility of accommodating a dependant relative/teenager with the option of utilising the formal dining room/snug as a fifth bedroom with adjacent shower room. Enviably located on this small cul-de-sac, the property has had a brand new gas fired central heating system, uPVC double glazing along with high quality kitchen and bathroom fittings. The property is complemented by a block paved driveway providing ample parking, a large new garage and private garden.

Offers around **£399,500**

## THE ACCOMMODATION COMPRISES

### Entrance Porch

Having a double glazed composite front door. uPVC double glazed windows. Tiling to the floor.

### Spacious Reception Hall

UPVC double glazed front door and hardwood open tread staircase to the first floor. There is also a contemporary style vertical radiator.

### Downstairs Cloak/Shower Room

Having been refurbished with a new white suite comprising of a suspended wash hand basin, low level WC, corner shower enclosure with the thermostatic shower unit working off the domestic hot water system. There is also tiling to the remainder of the walls, inset spotlights, extractor fan and vertical chrome towel radiator.

### Dining Room/Snug

Having two uPVC double glazed windows to the front. Radiator. This being a highly versatile additional reception room.

### Superb Kitchen

A contemporary style kitchen having a range of cream high sheen finished base and wall cupboards complemented by beautiful granite working surfaces, inset stainless steel sink unit with extendable tap and further mixer tap. Bosch five burner gas hob with oversized illuminated extractor canopy above, fan assisted electric double oven with combination microwave oven above. There is also a built-in dishwasher with matching fascia to the units along with fridge and freezer. Coving to the ceiling, inset spotlights, extractor fan and uPVC double glazed window to the rear. Walnut Amtico flooring that extends through into the

### Side Entrance Lobby

Where there is a uPVC double glazed door to the driveway and in turn provides access to the

### Utility

Where there are matching base and wall cupboards to the kitchen, stainless steel sink unit, extendable mixer tap, plumbing for a washing machine and within which is housed the excellent new Glow Worm Ultracom gas fired combination boiler.

The kitchen flows immediately into the

### Lounge

Being a superbly proportioned principal living area flooded in excellent natural light with uPVC double glazed windows to the front and rear along with twin French doors to the decked entertaining terrace and garden. Two radiators. The focal point of the room being the Portway log burning multi-fuel stove set on a slate style tiled hearth with feature exposed stone work to the "chimney breast".

### First Floor Landing

Access to the roof space and useful shelved storage cupboard.

### Double Bedroom Two/Guest Room

Radiator. New uPVC double glazed windows to the front with views across the village.

### Double Bedroom Three

Radiator. uPVC double glazed window to the rear.

### Family Bathroom

Luxuriously fitted out with a new suite during recent years, comprising of a contemporary style double ended bath, low level WC, suspended wash hand basin, oversized shower enclosure with thermostatically controlled shower unit working off the domestic hot water system and separate hand held shower attachment. Vertical chrome towel radiator. Inset lighting. Amtico style flooring. Two uPVC double glazed windows to the rear having translucent glass.

### Bedroom Four

Radiator. uPVC double glazed window to the rear. This room able to accommodate a double bed or alternatively a large single room.

### Master Bedroom

Being beautifully proportioned, radiator, uPVC double glazed window to the side with appealing views. Inset LED lighting along with mood LED lighting behind the purlin.

### Excellent Walk-In Dressing Room

### Superb Shower Room

A good sized shower room fitted with a new white suite, corner shower, thermostatically controlled shower unit, suspended wash hand basin, low level WC. Tiling to the walls. Amtico style flooring. Vertical chrome towel radiator. uPVC double glazed window to the front and useful store cupboard.

### Outside

The garden has been attractively landscaped initially to a broad decked entertaining terrace against the back elevation, which can be accessed either by the paths to either side or twin French doors from the lounge/kitchen area. The garden beyond is set down to a shaped lawn with rockier beds and borders, an abundance of plants and shrubs, new excellent timber store to the rear of the garage, which may be available by separate arrangement. External lighting, cold water tap along with contemporary style down/up-lighting. A gated block paved path providing added privacy to the front.

### Garage

Outstanding garage having been built within the last couple of years with an electric roller door, power, light, uPVC double glazed side personnel door and uPVC double glazed window. Excellent mezzanine/lofted storage. The garage being ideal for anyone with hobbies or indeed would be feasible to create a stand alone office for anyone working from home subject to any regulations.

### General Note

Over the last two years the property has been extensively refurbished with new high quality kitchen and bathroom fittings, up-graded wiring, new gas fired central heating system, re-decoration and floor coverings throughout together with landscaped gardens, broad drive and new detached garage.

### Valuer

Tim Heaton/ae

### Viewing

Strictly by appointment through our Matlock office



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		71	80
England & Wales		EU Directive 2002/91/EC	

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Property, properly.

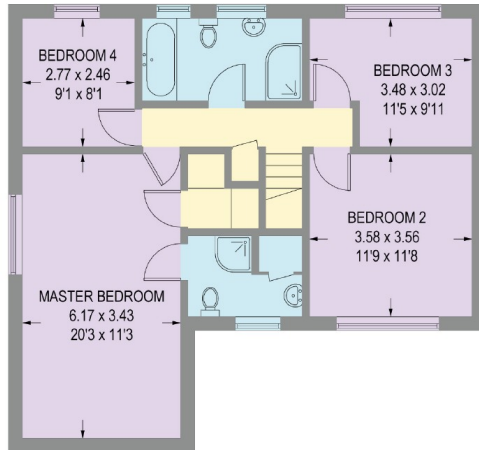
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## 4 TAWNEY CLOSE

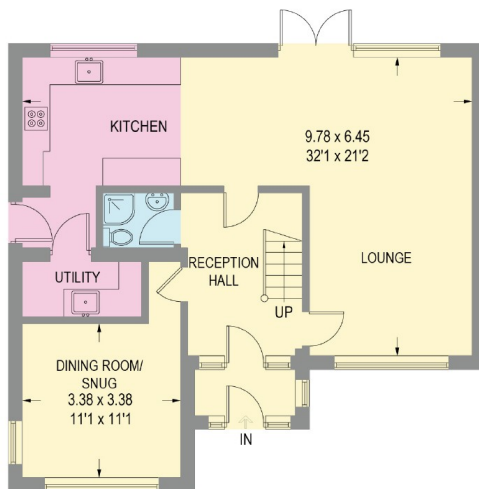
APPROXIMATE GROSS INTERNAL AREA = 149.4 SQ M / 1608 SQ FT

GARAGE = 28.7 SQ M / 309 SQ FT

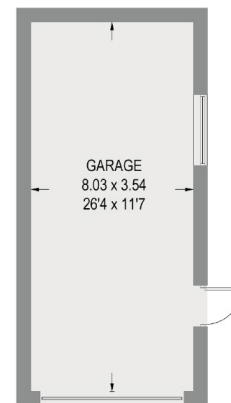
TOTAL = 178.1 SQ M / 1917 SQ FT



**FIRST FLOOR = 72.8 SQ M / 784 SQ FT**



**GROUND FLOOR = 76.6 SQ M / 824 SQ FT**



**GARAGE**

**28.7 SQ M / 309 SQ FT**

(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale.

Banner Cross  
Dronfield  
Hathersage  
Bakewell  
Matlock  
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