



THE LIVERSIDGE - PLOT 27 5 BEDROOM DETACHED HOME

Welcome to the Liversidge - an exceptional stone-built five-bedroom detached home nestled in the much sought-after village of Tansley. This stunning family home offers contemporary, flexible and generous living spaces with superior finishes across three floors, offering a luxury standard of living.

The ground floor offers a fabulous open plan kitchen/family room, complete with an island, Neff vented induction hob and Neff appliances as standard (fridge freezer, dishwasher, combination oven microwave grill, with the famous slide and hide 'bake off' oven). Bi-fold doors help create a great space, bringing the outside in, ideal for entertaining whilst keeping an eye on the family. Just off the kitchen is a spacious utility room with access to the outside, perfect for those muddy boots and wet paws. A well-proportioned separate lounge, dining room, study, and WC complete the ground floor.

The first and second floors host the five generously sized bedrooms, family bathroom, en-suite and shower room. Chrome heated towel rails, rainfall showers and designer tiles add a touch of luxury to the bathrooms. As well as the private enclosed rear garden, the property offers a block paved driveway and a detached double garage with ample parking.



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Sales: **07871 183990** or **07535 401 331**

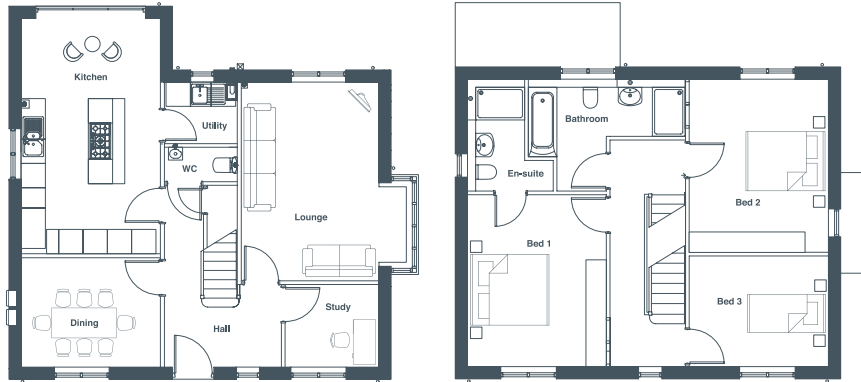
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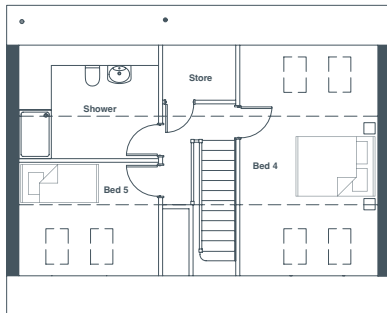
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5 BEDROOM DETACHED HOME



Ground Floor

First Floor



Second floor

TANSLEY GARDENS

Nestled in a small village, two miles east of Matlock on the edge of the countryside, sits the exclusive development of Tansley Gardens. A stone's throw away from Chatsworth House, Tansley is situated on the southern edge of the Peak District.

Designed to complement the characteristics of the village, the development will utilise locally-sourced Birchover stone with grey slate effect tiled roofs and modern tweaks, to provide a range of distinctive yet tasteful homes.

Living here means you'll be close to everything you need for day-to-day living with Matlock town centre five minutes away and hosting a range of independent and high street shops, bars and restaurants. Matlock railway station is within easy reach for the commuters

– with London a two-and-a-half-hour journey and good transport links with Sheffield, Derby and Nottingham under an hour away.

Tansley village itself boasts a popular local village pub, church, local school and even a pet hotel for your furry four-legged friends.

A range of buyer options are available for early, off-plan reservations, including a choice of kitchen colours, appliances, upgrades and fitted wardrobes.

Tenure: **FREEHOLD**
Warranty Provider: **10 Year NHBC Guarantee**

Living	4870 x 3350 mm	15'11" x 10' 11"
Kitchen/ Family	5775 x 3390 mm	18' 11" x 11' 1"
Utility	1470 x 1750 mm	4' 9" x 5' 8"
Dining	2650 x 3390 mm	8' 8" x 11' 1"
Study	1990 x 2270 mm	6' 6" x 7' 5.3"
WC	800 x 1750 mm	2' 7" x 5' 8"
Bed 1	4160 x 3350 mm	13' 7" x 10' 11"
Bed 2	4190 x 3360 mm	13' 9" x 11'

Bed 3	2660 x 3360 mm	8' 9" x 11'
Bathroom	1350 x 3790 mm	4' 5" x 12' 5"
En-suite	2640 x 2050 mm	8' 8" x 6' 9"
Bed 4	5630 x 3360 mm	18' 6" x 11'
Bed 5	2745 x 4200 mm	9' x 13' 9"
Shower	2745 X 3350 mm	9' x 10' 11"
Store	1310 X 1800 mm	4' 3" x 5' 10"

Disclaimer: All information and images provided are intended for illustrative purposes only and may be subject to change for reasons beyond our control. Wall and roof finishes vary. Handing may vary and some plots have detached single / double garages. Ask a member of our sales team for a finishes schedule to clarify queries on a specific plot. Floor plans are not to scale and each property shown may not include the features as described in the illustrations. As a consequence, this brochure should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a warranty, contract or part thereof.



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THE SUDBURY – THREE BEDROOM BUNGALOW

The Sudbury bungalow boasts a spacious dining kitchen with state-of-the-art integrated Neff appliances, fridge freezer, dishwasher, washing machine and combination oven microwave grill with a single slide and hide oven.

French doors lead onto a patio area and landscaped garden making it ideal for relaxing in the sunshine or entertaining family and friends. A generous lounge completes the single level living space.

There are three well-proportioned bedrooms, alongside a stylish fully tiled bathroom and luxurious en-suite with rainfall shower off the principal bedroom. The bathroom and en-suite are finished with a chrome heated towel rail and rainfall showers adding a touch of luxury.

The property benefits from a detached garage and ample parking.



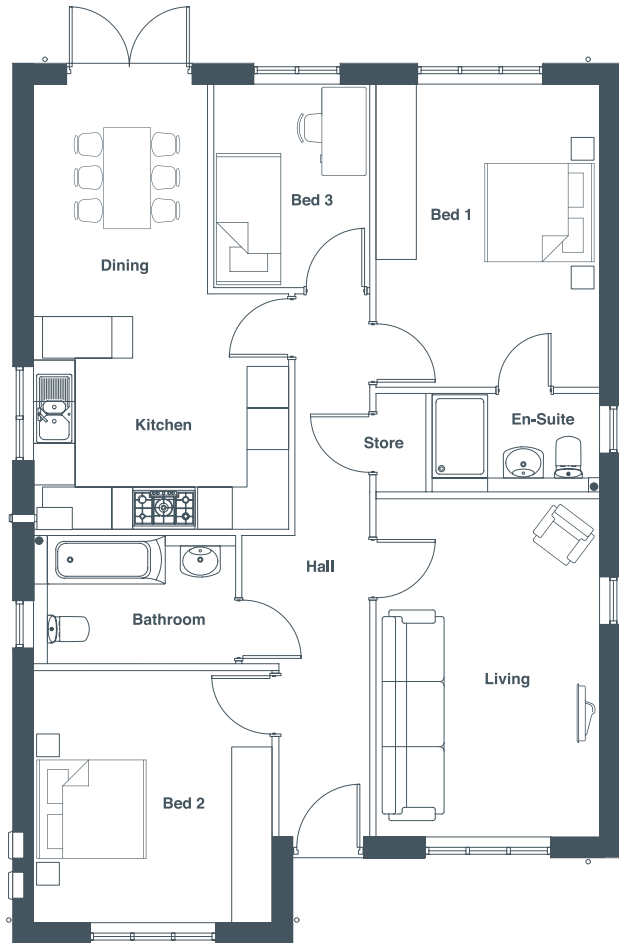
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Lounge	3175 x 4830 mm	10' 5" x 15' 10"
Kitchen	3350 x 3630 mm max	10' x 11' 11"
Dining	2460 x 2075 mm	8' x 6' 9"
Bed 1	3175 x 4325 mm	10' 5" x 14' 2"

En-suite	2365 x 1370 mm	7' 9" x 4' 6"
Bed 2	3390 x 3590 mm	11' 1" x 11' 9"
Bed 3	2200 x 2880 mm	7' 3" x 9' 5"
Bathroom	2865 x 1800 mm	9' 5" x 5' 10"

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