



Rowan Cottage, Sunny Bank Lane

Tideswell, SK17 8JY

A charming three double bedroomed, end terraced family home with a south facing garden, stunning views and off-road parking for one vehicle.

Occupying an elevated position in the picturesque village of Tideswell, this deceptively spacious home has bright accommodation arranged over two floors and is a short walk from excellent village amenities. This charming home has been beautifully maintained by the current owners and is perfectly suited as a family home, second home or investment property.

A composite front door opens to an entrance hall with fitted shelving and worktop space and plumbing for a washing machine. The Worcester Bosch boiler is also housed here.

A further door opens to the open plan kitchen which features a range of panelled units with solid wood worktops and peninsula unit. The kitchen incorporates an integrated oven, slimline dishwasher, four burner induction hob with extractor hood over and space for a fridge freezer. A stainless-steel sink and drainer is set beneath a front facing window with pleasant views across the village.

Solid oak flooring runs throughout the kitchen into the adjoining dining area and sitting room. A staircase leads to the first floor and there is under stair fitted storage.



- A three double bedroomed family home in the village of Tideswell
- Well-equipped open plan kitchen
- Entrance hall and cloakroom WC
- No onward chain

- Off road parking for one vehicle
- Living space with dining area and contemporary gas stove
- Family bathroom with separate WC

- Delightful easily maintained south facing garden
- Further snug room/garden room with sliding doors to the garden
- Three double bedrooms with all lovely views



The focal point of the living space is a contemporary style gas stove and sliding doors open to the south facing garden.

A door from the main living space leads to a further garden room with floor to ceiling glazed window and sliding doors to the garden. This versatile room has a fitted desk unit with shelving and lockable storage. An adjoining WC features a low flush WC, wash basin with fitted storage and a heated towel rail.

Stairs rise to first floor landing with panelled doors to all rooms and a shelved storage cupboard. The master bedroom is a spacious bedroom with south facing views across the village and adjoining countryside. Bedroom two is a double bedroom currently arranged as a twin with similar views. Bedroom three is a further double with lovely views across Tideswell to St John the Baptist Church.

The family bathroom comprises of a suite with bath with electric shower and oversized wash basin with storage beneath. Adjoining the bathroom is a separate WC with wall mounted wash basin.

Outside, to the front of property is off road parking for one vehicle. A timber clad storage space with full power is accessed behind the parking area. There are delightful easily maintained gardens to three sides with deep floral borders, stone flagged patio and seating areas which enjoy sun throughout the day.

The south facing garden to the rear has a stone chipped seating area with pleasant views across the village and local countryside.

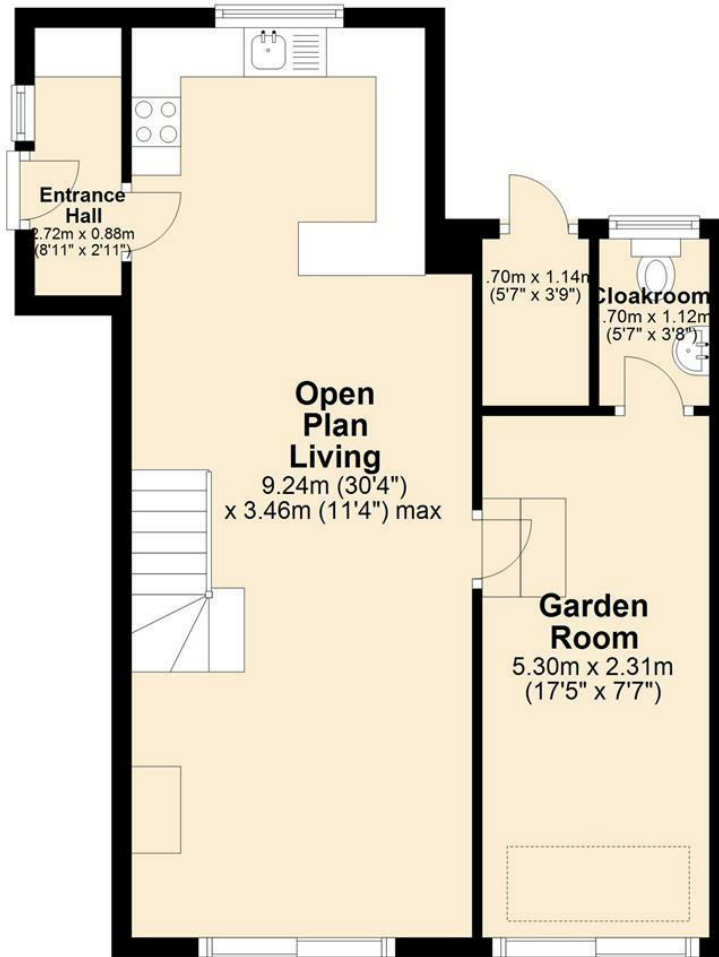






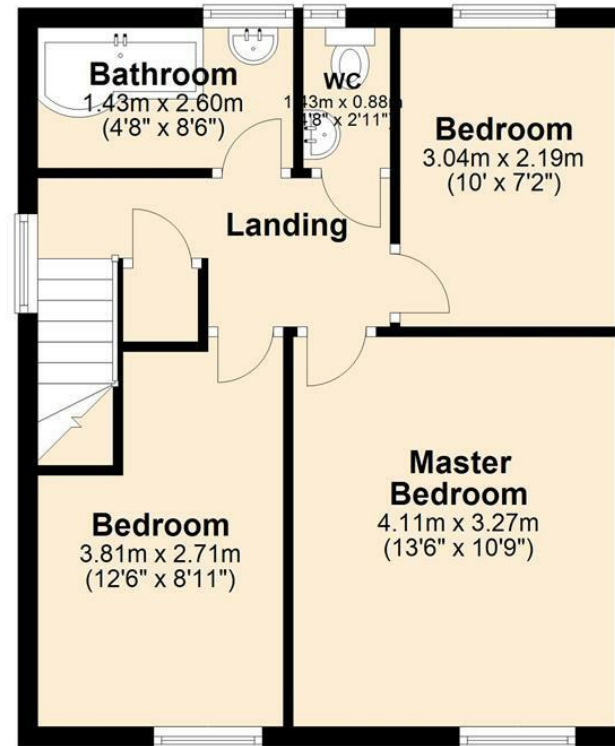
Ground Floor

Approx. 50.5 sq. metres (543.8 sq. feet)



First Floor

Approx. 41.6 sq. metres (448.1 sq. feet)



Total area: approx. 92.2 sq. metres (991.9 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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