



Bretton View,

Wardlow, SK17 8RP

A stunning three/four bedroom semi-detached home beautifully positioned in the village of Wardlow, benefitting from detached single garage, extensive off road parking and attractive rear garden.

Occupying an elevated position with far reaching views, this lovely family home has accommodation arranged over two floors including a spacious sitting room, impressive dining kitchen and flexible fourth bedroom/study/snug.

A composite stable door opens to a spacious dining kitchen with delightful garden aspect and space for family sized table and chairs. The lovely room has quarry tiled flooring throughout is perfectly suited for entertaining friends and family. The kitchen features a range of solid wood units with extensive worktop space, incorporating sink and drainer, integrated dishwasher and space for a washing machine. The kitchen has a five burner range with extractor hood over and space for a fridge freezer.

A door provides access to an inner hallway with excellent storage and alternative door to the side of the property. The main reception room is a spacious dual aspect room with solid wood flooring, fitted cabinetry and beams to the ceiling. The focal point of the room is provided by a brick backed fireplace with woodburning stove and there are superb views to the hamlet of Bretton and Tideswell Moor. Accessed from



- Three/four bedroomed semi-detached home in the village of Wardlow
- Delightful garden laid to lawn with views
- Three bathrooms; family bathroom, further shower room and one en-suite
- Double glazing throughout
- Peaceful setting with far reaching countryside views
- Spacious dining kitchen
- Fourth bedroom/study/snug
- Extensive driveway parking and detached garage
- Dual aspect sitting room with views and wood burning stove
- Excellent condition throughout



the inner hall is a fourth bedroom/study/snug with a tiled flooring, fitted storage and similar stunning view.

A downstairs shower room features low flush WC, countertop wash basin, walk in shower enclosure with electric shower attachment and heated towel rail. This room also houses the oiled fired boiler and there is space for a dryer.

From the sitting room stairs rise to the first floor landing with panelled doors to all rooms. Bedroom one is a double bedroom with fitted storage and spectacular views across local countryside to Bretton and Tideswell Moor. The adjoining en-suite, comprises of a low flush WC, countertop wash basin and chrome heated towel rail. Bedroom two is a further double bedroom with fitted wardrobes and similar view. Bedroom three is a small double room with attractive view across the garden. A family bathroom completes the accommodation, featuring low flush WC, wall mounted wash basin, bath with shower over and chrome heated towel rail.

Outside, to the rear of the property is a generous garden laid to lawn with stone chipped seating area. From the garden, there are lovely views across adjoining countryside.

Garaging and parking

A driveway provides extensive parking for several vehicles and access to a large single garage with remote control electric door.

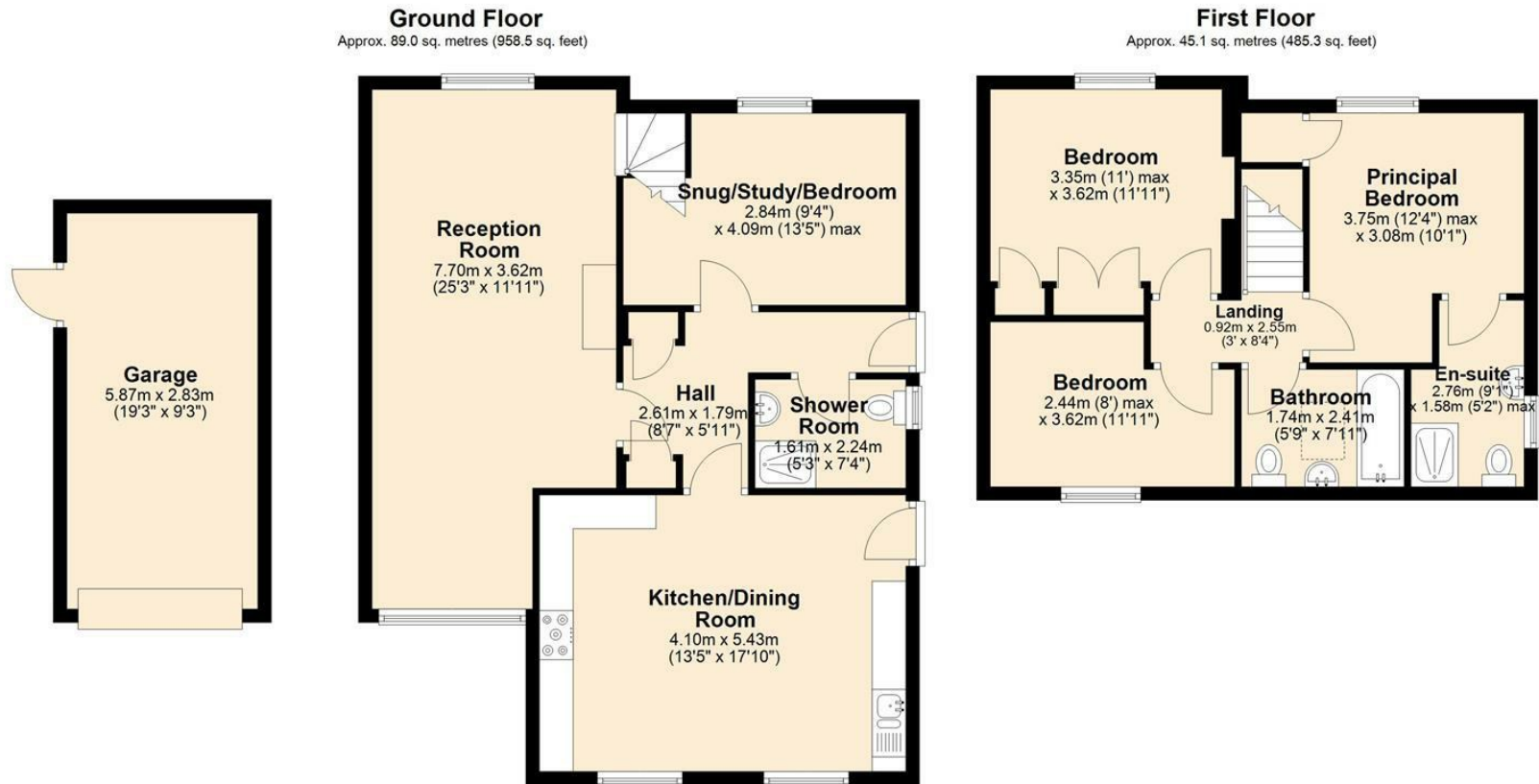
Services

Oiled fired central heating, mains water, mains electricity, septic tank shared with the neighbour









Total area: approx. 134.1 sq. metres (1443.8 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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