



West Greenfields, Calver Bridge, Calver, Derbyshire, S32 3XA



Calver Bridge

Offers In The Region Of

£345,000

A Charming Cottage In A Desirable Village.

A pretty stone built character cottage with front and rear gardens and residents parking. Open farmland to the rear with impressive views towards Froggatt Edge. Set in the sought after Peak District village of Calver with excellent local shops and amenities and direct access to many local walks and outdoor pursuits. Well placed for commuting to Sheffield and Chesterfield as well as the many adjoining Peak District villages and Grindleford train station.

The accommodation comprises: a sitting room with a log burning stove, an inner hallway, a utility cupboard and a fitted kitchen.

First floor: landing, a double bedroom and bathroom with attractive views.

At second floor: an attic bedroom with Velux roof light and eaves storage.

Exterior: easily managed rear tiered garden with open views and stone boundary walling. A front paved courtyard area.

Ideal main home or holiday cottage.

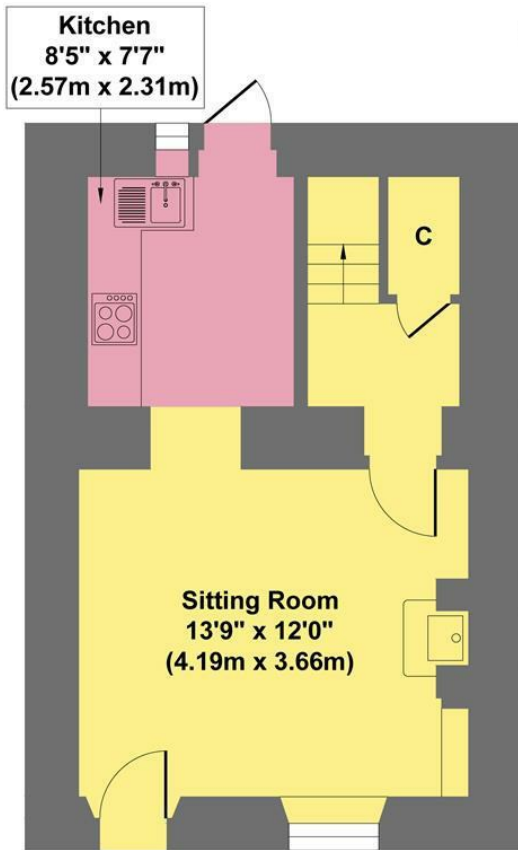
No Upward Chain

- A Pretty Stone Cottage
- Charming Character Features & Well Presented Throughout
- Within Highly Regarded School Catchment
- Open Views Towards Froggatt Edge
- Residents Parking Area
- Easy Reach of Excellent Local Amenities
- Many Local Walks on The Doorstep
- Commutable Distance Of Grindleford Station Sheffield & Chesterfield
- EPC: C
- Viewings: Hathersage Office

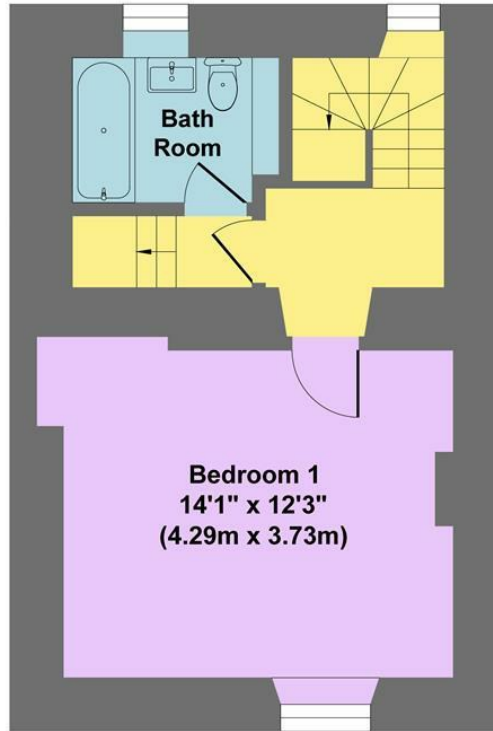




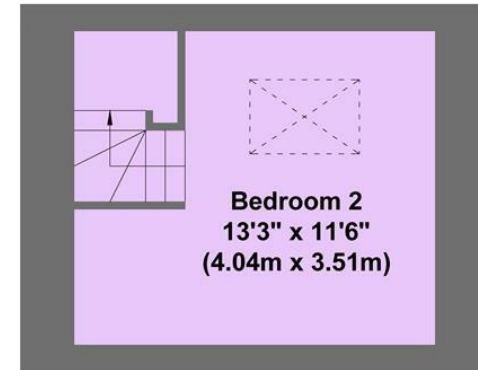
West Greenfields Calver Bridge



Ground Floor
Approximate Floor Area
329 sq.ft
(30.53 sq.m.)



First Floor
Approximate Floor Area
330 sq.ft
(30.63 sq.m.)



Second Floor
Approximate Floor Area
153 sq.ft
(14.18 sq.m.)

Approx. Gross Internal Floor Area 812 sq.ft / 75.34 sq.m

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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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