



40 New Close, Eyam, Derbyshire, S32 5QX

Saxton Mee

40 New Close

Offers In The Region Of

£325,000

Set within the historic village of Eyam, this three-bedroom semi-detached property enjoys a peaceful village setting with far-reaching countryside views. Eyam is a much-loved Peak District village, well known for its fascinating history and thriving community, offering a primary school, shops, cafés and everyday amenities, together with a wealth of outdoor pursuits right on the doorstep.

The property has been thoughtfully enlarged to create a spacious family home, designed with both comfort and practicality in mind. An entrance hallway leads to a bright sitting room, complete with a log burning stove, while the fitted kitchen provides a range of units and connects seamlessly to a dining area with doors opening directly onto the rear garden. A utility room/rear entrance add to the convenience of the layout.

Upstairs, the first floor offers two double bedrooms, one with built-in wardrobes, a further bedroom and a family bathroom. A staircase rises to the attic/occasional room with a Velux window, providing flexible space ideal for a study, playroom or hobbies.

The easily managed gardens surround the property, and off-road parking for one vehicle is situated to the rear, accessed from Dunlow Lane. Approached via either New Close or Dunlow Lane, this is a rare opportunity to acquire a well-proportioned family home in one of the Peak District's most sought-after villages.

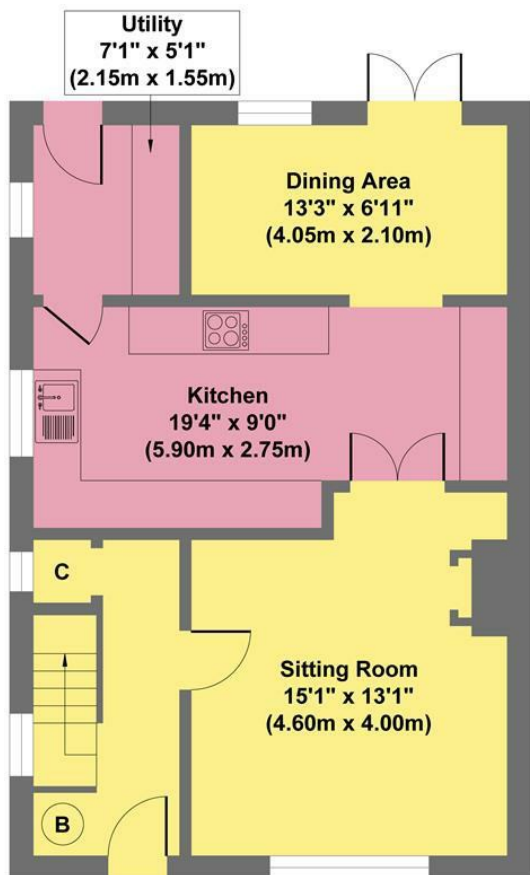
The property is offered with no upward chain and is subject to a three-year local occupancy clause.

- Superb Countryside Views
- Spacious Family Living Accommodation
- Excellent Amenities & Primary School
- Sought After Village Setting
- Easily Managed Gardens
- Off Road Parking
- A Local Occupancy Clause Applies
- No Upward Chain
- EPC: D
- Viewings: Hathersage Office

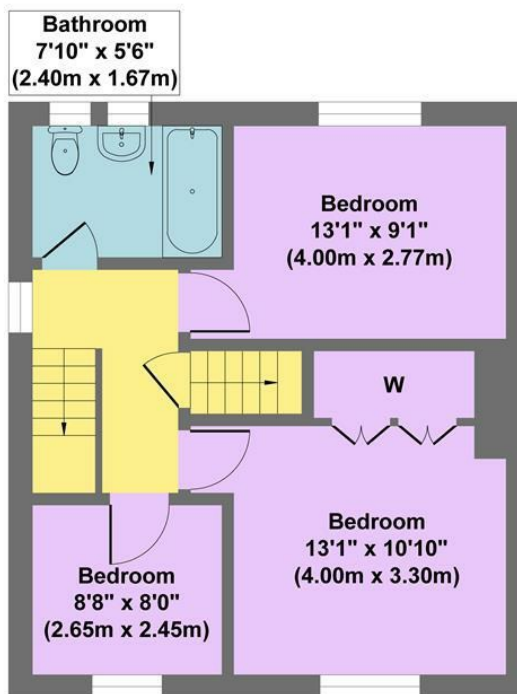




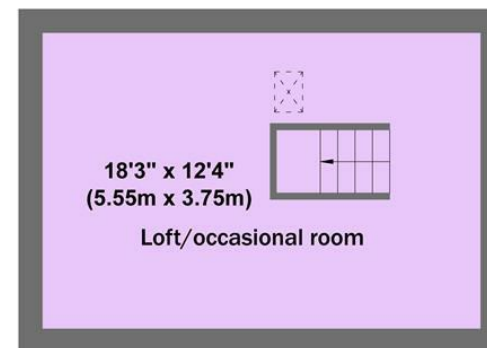
40 New Close



Ground Floor
Approximate Floor Area
597 sq.ft
(55.50 sq.m.)



First Floor
Approximate Floor Area
449 sq.ft
(41.70 sq.m.)



Second Floor
Approximate Floor Area
224 sq.ft
(20.81 sq.m.)

Approx. Gross Internal Floor Area 1270 sq.ft / 118.01 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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