





# 1, Cornmill Close

Calver, Hope Valley, S32 3XZ

A charming four bedroomed detached family home conveniently located in the village of Calver benefitting from off-road parking, single garage and easily maintained gardens. Occupying a peaceful setting on a Close with only four other properties, this newly refurbished family home has accommodation arranged over two floors and is offered to the market with no onward chain.

The front door opens to the entrance hall with cloakroom WC and access to all ground floor accommodation. The inner hallway features fitted storage and glazed timber doors provide access to all rooms. The sitting room enjoys a front facing aspect across the close with large window and carpet throughout. At the heart of the property is a spacious dining kitchen with extensive range of high gloss units with worktops and peninsular unit. The kitchen incorporates a stainless-steel sink and drainer, four



- Four bedroomed detached family home in the village of Calver
- Open plan dining kitchen & bright sitting room
- Family bathroom
- Tenure: Freehold, Council Tax Band C
- Quiet, no through road location
- French windows opening to the garden
- Village primary school Ofsted rating: Outstanding
- Off-road parking for two cars and single garage
- Two double and two single bedrooms
- Offered to the market with no onward chain



burner hob, fridge freezer, double oven and under counter dishwasher. A door provides access to the garden and the adjoining dining area has large solid wood French windows.

Stairs rise to the first-floor landing with solid wood doors to all rooms. Bedroom one and two are large double bedrooms with pleasant views. Bedroom one has views across the close towards Curbar Edge. There are two further single bedrooms and shelved storage. The family bathroom features a white suite consisting of bath, low flush WC, counter top washbasin, separate shower enclosure and chrome heated towel rail.

Outside, to the front of the property, is off-road parking for two vehicles and single garage with up and over door. To the side and rear of the property is an easily maintained landscaped garden featuring patio area and deep floral borders. The rear gardens west facing orientation ensures evening sun.







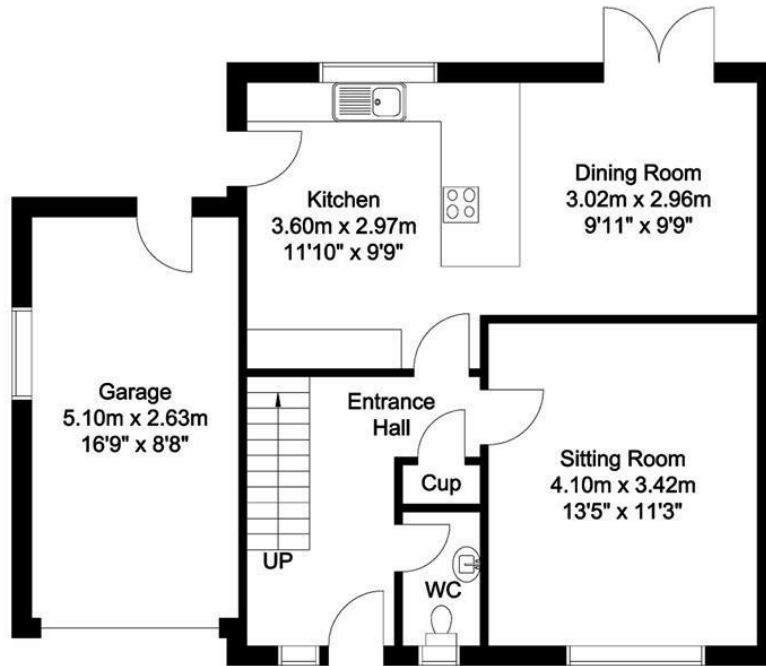




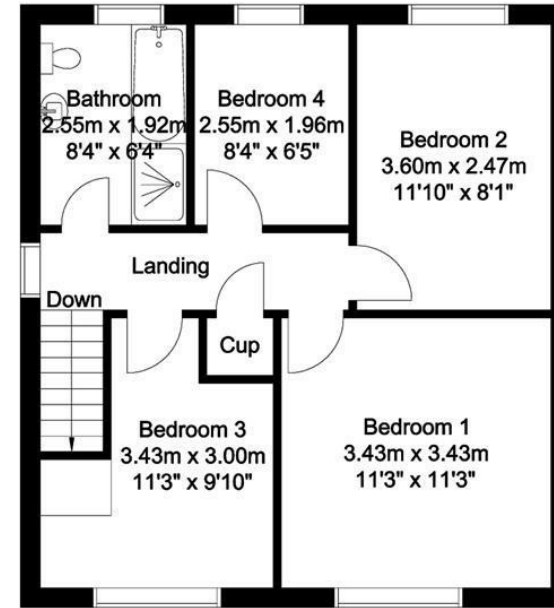




Ground Floor  
60 sq m/645.83 sq ft  
Approx.



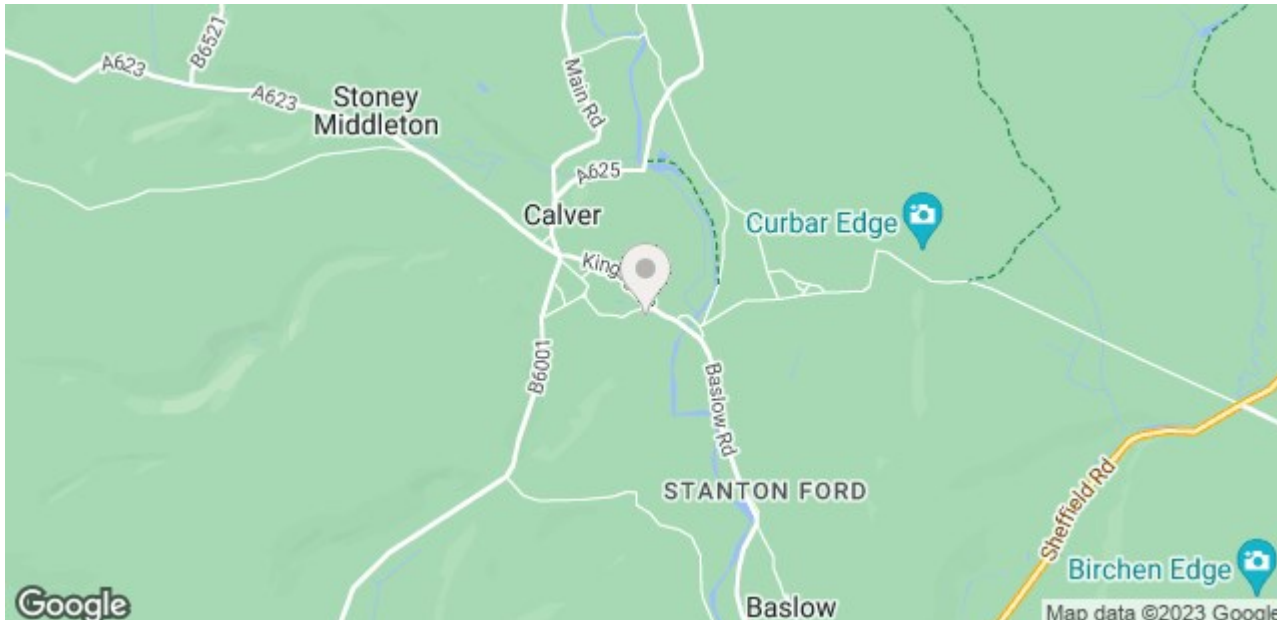
First Floor  
46 sq m/495.13 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..  
CP Property Services @2023

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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