



# Windrush, The Bent

Curabr, Hope Valley, S32 3YD

A three bedroomed detached family home beautifully positioned in the village of Curbar, benefitting from off road parking for upto four vehicles, large integral garage and easily maintained, private gardens.

Occupying a stunning location in the highly sought-after village, Windrush enjoys far reaching views to Curbar Edge and across the valley. Originally built as a four bedroomed home, well-planned spacious accommodation is arranged over two floors including a large reception with French windows to the garden, dining kitchen, conservatory and three bedrooms, two of which are en-suite.

A covered porch leads to a broad entrance hall with rear facing window, cloaks cupboard and cloakroom/WC. Stairs rise to the first-floor landing and panelled doors lead to the ground floor accommodation. The main reception is a large dual aspect room with French windows opening to the garden and adjoining dining area. The focal point of the room is the living flame gas with stone surround.

The dining kitchen features a range of panelled units with extensive work tops incorporating four burner hob, double oven and space for fridge freezer and dishwasher. A stainless-steel sink and drainer is set beneath a rear facing window



- Three bedroomed (originally 4 bedrooms) detached family home in the heart of Curbar
- Conservatory with French windows to the garden
- Very private, easily maintained south-west facing garden
- Tenure: Freehold. Council Tax Band: G
- Off road parking for upto four vehicles and large integral garage
- Spacious dining kitchen and adjoining utility area
- Delightful views of Curbar Edge and local countryside
- Reception room with dining area and French windows to the garden
- Two en-suite shower rooms and family bathroom
- UPVC double glazing throughout



overlooking the garden and a peninsula unit, separates the kitchen from the dining area. Accessed from the dining kitchen is a utility area with space and plumbing for a washing machine, tumble dryer and a door leads to the rear garden. Adjoining the kitchen is a conservatory with pleasant garden aspect, views of the surrounding hillside and French windows to the garden.

From the entrance hall stairs rise to the first-floor landing with laundry cupboard and a rear facing window enjoying spectacular views towards Curbar Edge. The master bedroom is a spacious double bedroom with fitted wardrobes, vanity suite and exceptional views across local countryside towards Calver. The adjoining en-suite comprises low flush WC, pedestal wash basin, shower enclosure and chrome heated towel rail. Bedroom two is a rear facing double bedroom with fitted wardrobes and lovely views towards Curbar and Baslow Edge. Bedroom three is a further double bedroom, ideal as a guest suite with views towards Curbar Edge and en-suite shower room comprising low flush WC, pedestal wash basin and shower enclosure.

Outside, to the front of the property is a block paved driveway providing parking for upto four vehicles and access to a large integral garage. At the back of the garage is a boiler/store room with washing machine, dryer and Belfast sink.

To the front of the property a five-bar gate opens to a garden laid to lawn with floral borders and hedging providing excellent privacy. The south-west facing garden enjoys a patio terrace with access from the conservatory and sitting room. To the rear of the property is a further garden laid to lawn with raised beds and patio area.

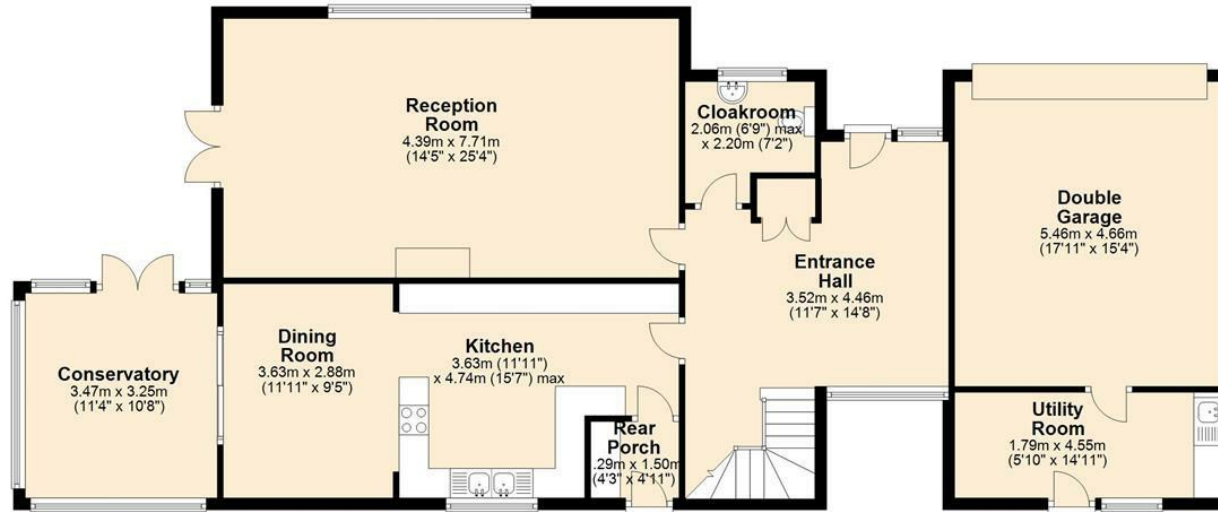






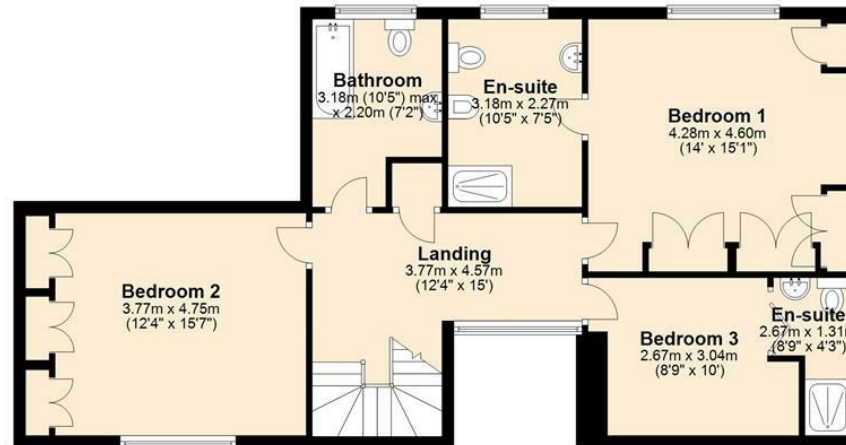
### Ground Floor

Approx. 132.3 sq. metres (1423.8 sq. feet)



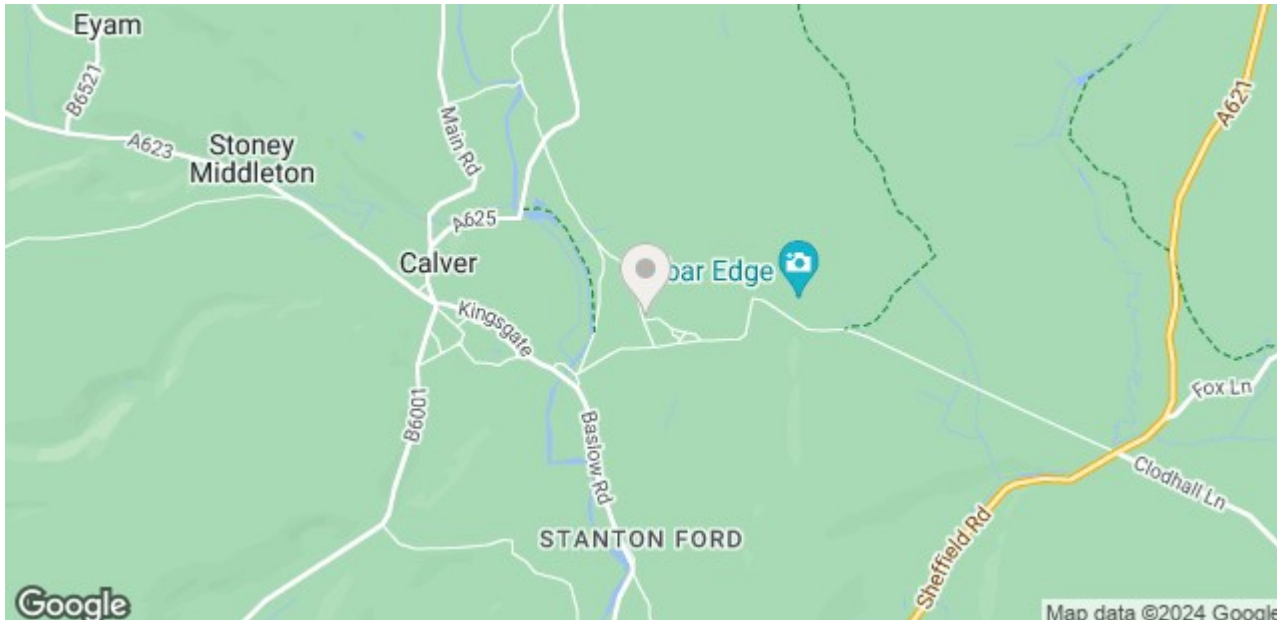
### First Floor

Approx. 77.7 sq. metres (836.3 sq. feet)



Total area: approx. 210.0 sq. metres (2260.1 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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