



2, Ingleside Cottages, Smalldale

Bradwell, Hope Valley, S33 9JQ

A charming three double bedroome double fronted cottage conveniently located with deceptively spacious accommodation arranged over two floors and with easily maintained rear garden. Situated in a quiet area in Smalldale, with parking generally available to the front of the property, this lovely family home has a wealth of charming features and UPVC double glazing throughout.

The front door opens to the entrance hall with stairs rising to the first floor. The sitting room is a front facing room with brick backed fireplace housing a wood burning stove. An archway leads to the dining room with front facing window currently used as a home office. The dining kitchen features a range of solid wood units with extensive work top space incorporating four burner hob and oven with extractor over and space for stand alone fridge freezer. A ceramic sink and drainer is set beneath a rear facing window overlooking the garden.



- Charming double fronted cottage in the village of Bradwell
- Dining kitchen
- Family bathroom
- Tenure: Freehold. Council tax band C
- Superb location on the edge of the village
- Pantry with excellent storage
- Easily maintained patio garden
- Two reception rooms
- Three double bedrooms including generous master bedroom
- Lovely views towards Bradwell Edge



The kitchen is tiled throughout with UPVC door to the garden and there is space for a breakfast table and chairs. The adjoining pantry has fitted shelving, drawers and space and plumbing for washing machine and dryer.

Stairs rise to the first floor landing. Bedroom one is a generous double bedroom with feature fireplace and lovely front facing view towards Bradwell Edge. The master bedroom has excellent walk in storage and access to a large loft space, ideal for further storage. Bedroom two is a front facing double bedroom enjoying views towards Bradwell Edge. Bedroom three is a rear facing double bedroom with fitted storage. A family bathroom with a white suite completes the accommodation and comprises low flush WC, pedestal wash basin and bath with chrome shower over.

Outside, to the rear of the property is an easily maintained patio garden with floral borders and two large sheds, ideal for storage. The property benefits from a right of way across the neighbouring property onto Smalldale.

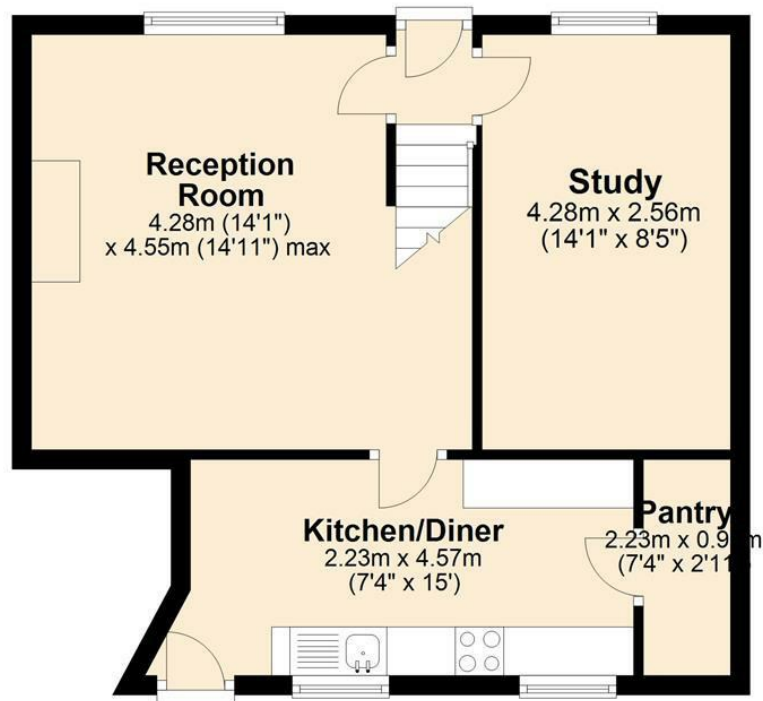






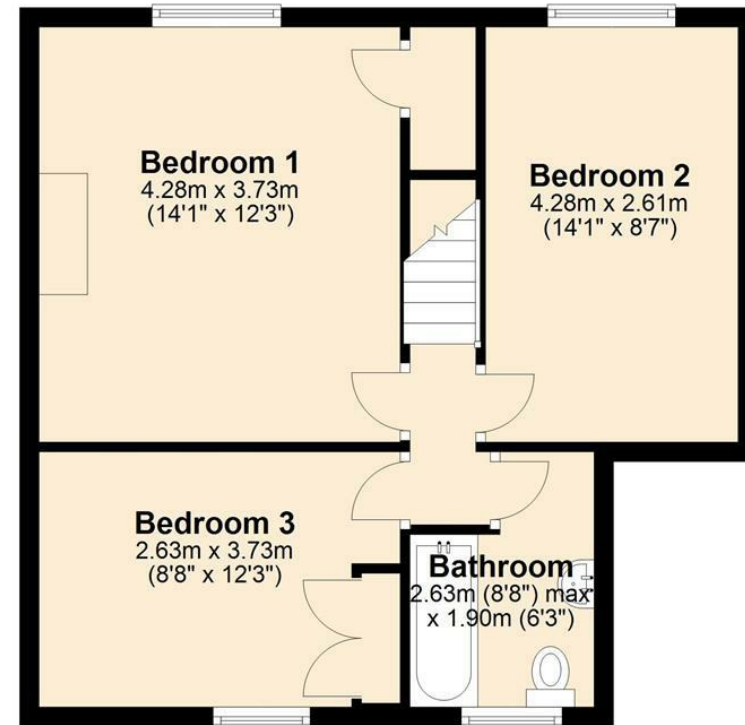
Ground Floor

Approx. 44.1 sq. metres (474.4 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



Total area: approx. 90.6 sq. metres (975.3 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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