



4, Cornmill Close

Calver, Hope Valley, S32 3XZ

A four bedroomed detached family home located in the village of Calver with off-road parking, single garage and pretty gardens. Occupying a superb location on Cornmill Close with views towards Curbar Edge this lovely home has accommodation arranged over two floors.

The front door opens to an entrance hall which in turn leads to an inner hall with a downstairs shower room and access to all accommodation. Off the hallway is a study area. The sitting room enjoys a front facing aspect with view across the garden. The focal point of the room is a living flame gas fire. An opening leads to the dining room with a southerly aspect and sliding doors opening to the garden. The kitchen features a range of units with worktops incorporating sink and drainer, double oven, four burner hob with extractor over. There is space for a standalone fridge freezer, undercounter dishwasher and washing machine. From the kitchen there are lovely views towards Bramley Hill. A door provides access to the rear garden.



- A four bedroomed detached family home in the village of Calver
- Stylish bathroom and separate downstairs cloakroom
- Dining room with access to the garden
- Two single bedrooms

- Private driveway and single garage
- Entrance hall
- Kitchen

- Pretty gardens to front and rear
- Sitting room
- Two double bedrooms



Stairs rise to the first floor landing with side facing window with a view towards Curbar Edge. Bedroom one is a double bedroom with a view towards Bramley Hill. Bedroom two is a further double bedroom with front facing view and fitted wardrobe. Bedroom three is a large single bedroom with fitted storage and shelving. This room is currently used as a home office. Bedroom four is a single bedroom with a south facing view towards Bramley Hill. A stylish bathroom incorporates a low flush wc, contemporary stand alone bath, washbasin with storage beneath and heated towel rail.

Outside, to the front of the property is a private driveway with parking for one vehicle leading to a single garage. There is a garden laid to lawn with deep floral border and dog proof fencing.

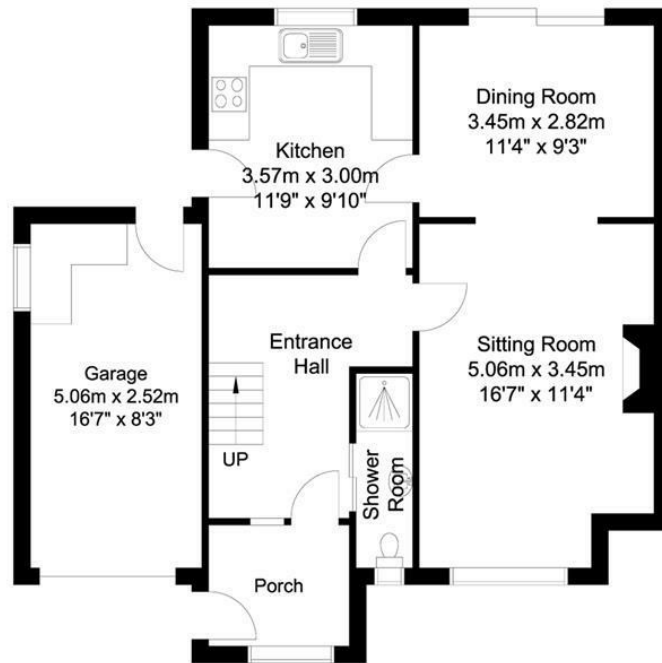
To the side and rear of the property is a south facing garden with patio area, deep floral borders and mature trees providing screening.



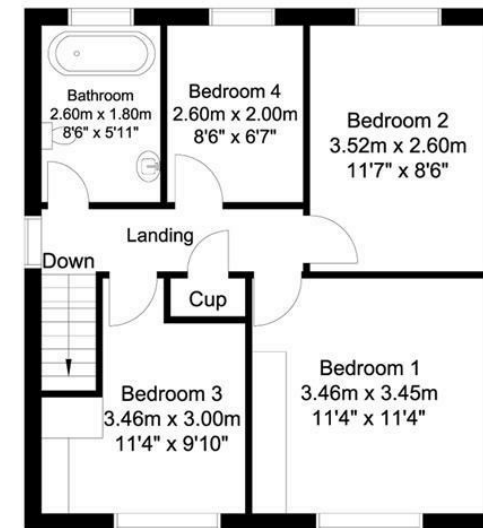




Ground Floor
67 sq m/721.18 sq ft
Approx.

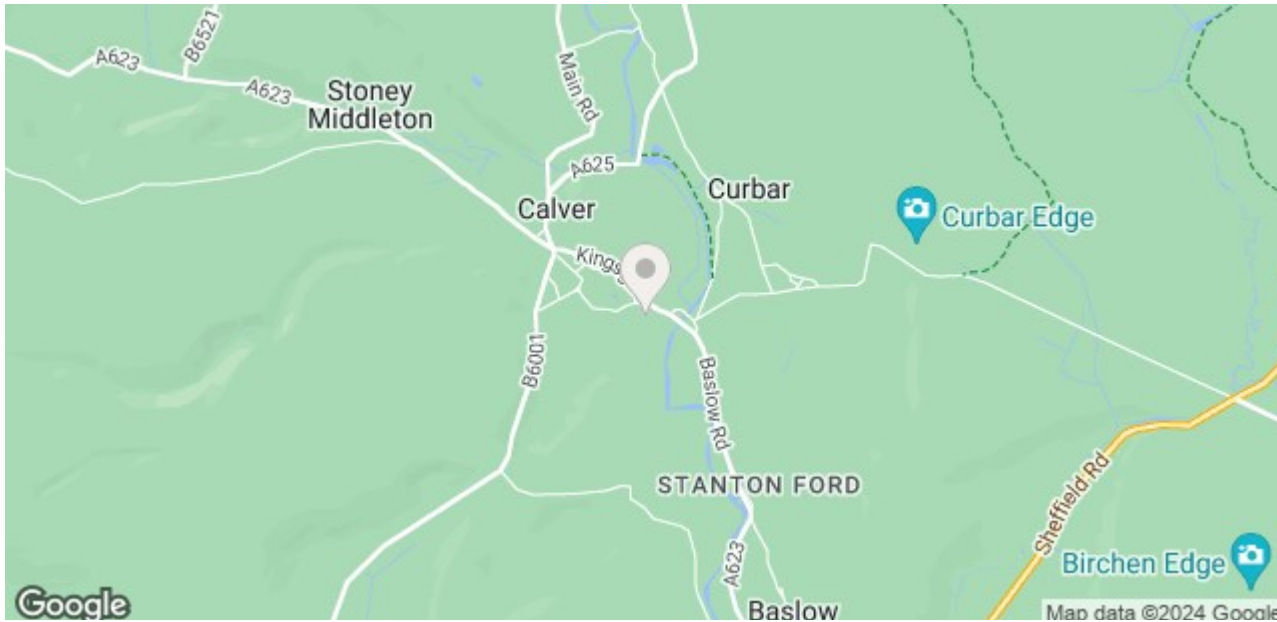


First Floor
47 sq m/505.90 sq ft
Approx.



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 @2024

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.



Bakewell
 3 Royal Oak Place
 Matlock Street
 Bakewell DE45 1HD
 T: 01629 700699
 E: bakewell@elr.co.uk

Banner Cross
 888 Ecclesall Road
 Banner Cross
 Sheffield S11 8TP
 T: 01142 683388
 E: bannercross@elr.co.uk

Dore
 33 Townhead Road
 Sheffield
 S17 3GD
 T: 0114 2362420
 E: dore@elr.co.uk

Hathersage
 Main Road, Hathersage
 Hope Valley
 Derbyshire S32 1BB
 T: 01433 651888
 E: peakdistrict@elr.co.uk

Rotherham
 149 Bawtry Road
 Wickersley
 Rotherham S66 2BW
 T: 01709 917676
 E: wickersley@elr.co.uk

**EADON
 LOCKWOOD
 & RIDDLE**
 ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.