



3, Steward Gate, Bamford

Hope Valley, S33 0BP

A charming three bedroom mid-terraced home conveniently located in the village of Bamford, benefiting from excellent gated off road parking, gently terraced garden and stunning views of Win Hill. This superbly built former water board home has deceptively spacious accommodation arranged over two floors which offers potential to extend and to convert the attic, subject the planning permissions. The property is offered to the market with no onward chain and an internal viewing is essential. A three year Derbyshire occupancy clause applies.

The front door opens to the dining kitchen with space for dining table and chairs and with a pleasant dual aspect. The kitchen features a range of panelled units with worktops over incorporating double oven, four burner hob with extractor over and space for an American style fridge freezer. There is space and plumbing for a washing machine and tumble dryer. A sink and drainer is set beneath the rear facing



- A three bedroom mid-terrace property in the village of Bamford
- Pretty terraced garden
- Family bathroom
- Three year Derbyshire occupancy clause applies
- Spectacular views towards Win Hill and Bamford Edge
- Dual aspect sitting room with French doors to the garden
- Potential to extend and convert the attic, subject to planning permission
- Gated off road parking for two cars and workshop
- Spacious dining kitchen
- Tenure: Freehold. Council Tax Band: C



window overlooking the garden with beautiful views of Win Hill. Accessed from the kitchen is a rear entrance hall with stable door to the garden and excellent under-stairs storage. The main reception room is a dual aspect sitting room with fitted cabinets and French doors to the garden with lovely views.

Stairs rise to the first floor landing with two rear facing windows and panelled doors to all rooms. Bedroom one is a large double bedroom with a fitted cupboard and pleasant aspect across the green with Bamford Edge in the background. Bedroom two is a further double bedroom with similar views and a fitted cupboard. Bedroom three is a single room with rear facing aspect. The family bathroom features a white suite comprising low flush WC, wall mounted wash basin and bath with electric shower over.

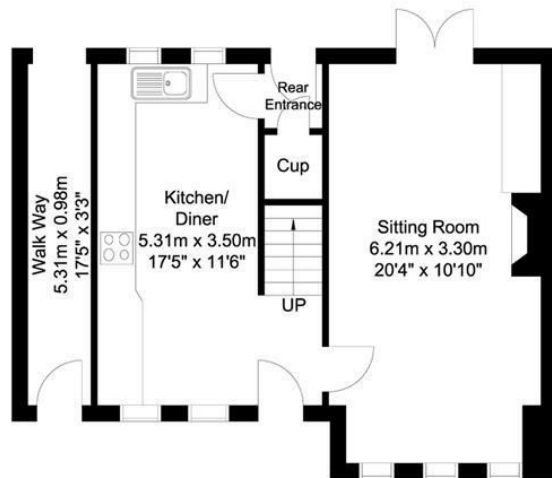
Fronting the property is a garden laid to lawn with pedestrian access to the front door. There is pedestrian access at the side of the property via an alleyway shared with the neighbour. To the rear of the property is a lovely terraced garden featuring a patio area, lawn and deep floral borders. At the bottom of the garden is gated access to a hardstanding area with parking for up to two vehicles. A lockable timber workshop is included in the sale.



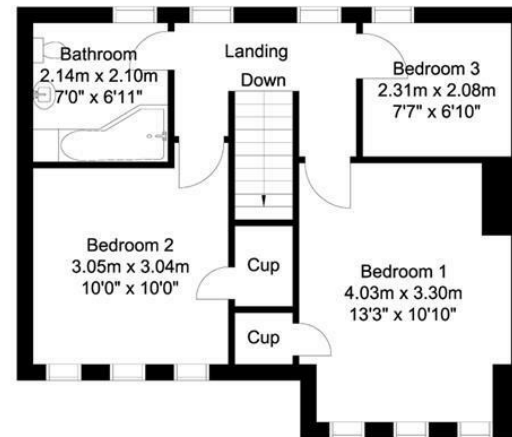




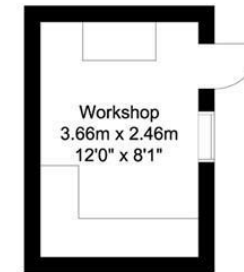
Ground Floor
45 sq m/484.37 sq ft
Approx.



First Floor
42 sq m/452.08 sq ft
Approx.



Outbuilding
9 sq m/96.87 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.



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