



10, Eyam Woodlands

Grindleford, Hope Valley, S32 2HF

An extended three bedroomed semi-detached family home conveniently located in the picturesque village of Grindleford, benefitting from off-road parking for two vehicles and wonderful rear garden. Occupying an elevated position with far reaching views across local countryside, this superb family home has accommodation arranged over two floors and is subject to a three-year Derbyshire occupancy clause.

To the rear of the property, the main door opens to a utility boot room with access to the main living space and a downstairs shower room. The utility room features unit storage, a stainless-steel sink and drainer and space for a washing machine and dryer. The adjoining shower room features low flush WC, wall mounted wash basin, shower enclosure and chrome heated towel rail.

At the heart of the property is a stunning dining kitchen with dual aspect providing superb natural light. The kitchen features a range of units with solid wood worktops incorporating stainless steel sink and drainer, oven with four burner induction hob and dishwasher. Accessed off the kitchen is a walk-in pantry.



- An extended three bedroomed semi-detached family home in the village of Grindleford
- Utility boot room & downstairs shower room
- Three generous double bedrooms
- Three-year Derbyshire occupancy clause applies
- Sitting room with clear view multi fuel stove
- Further reception room
- Spectacular views across the Derwent Valley
- Open plan dining kitchen
- Family bathroom
- Stunning landscaped garden with lockable store/workshop



An archway provides access to the main reception room with front facing view towards Haywood. The focal point of the room is provided by a fireplace with a Clearview multi fuel stove. Accessed from the kitchen is a further study /snug room with garden aspect.

From a front entrance hall stairs rise to the first-floor landing with access to all rooms. Bedroom one is a spacious double bedroom with dual aspect and extensive fitted wardrobes. Bedroom two is a rear facing bedroom with pleasant garden aspect and fitted wardrobes. Bedroom three is a further double with front facing view across the Derwent Valley to Haywood. The family bathroom features a white suite consisting of low flush WC, counter top wash basin, bath with chrome shower over and chrome heated towel rail.

Outside, to the front of the property a block paved driveway provides parking for two vehicles. The front garden is laid to lawn with floral borders.

To the rear of the property is a landscaped terraced garden featuring level lawn and superb terrace area with stunning views across the Derwent Valley. The terrace features a vegetable patch, greenhouse, timber shed, wood store and space for a large trampoline.

A lockable store with power completes the accommodation and has potential as a workshop or home office.

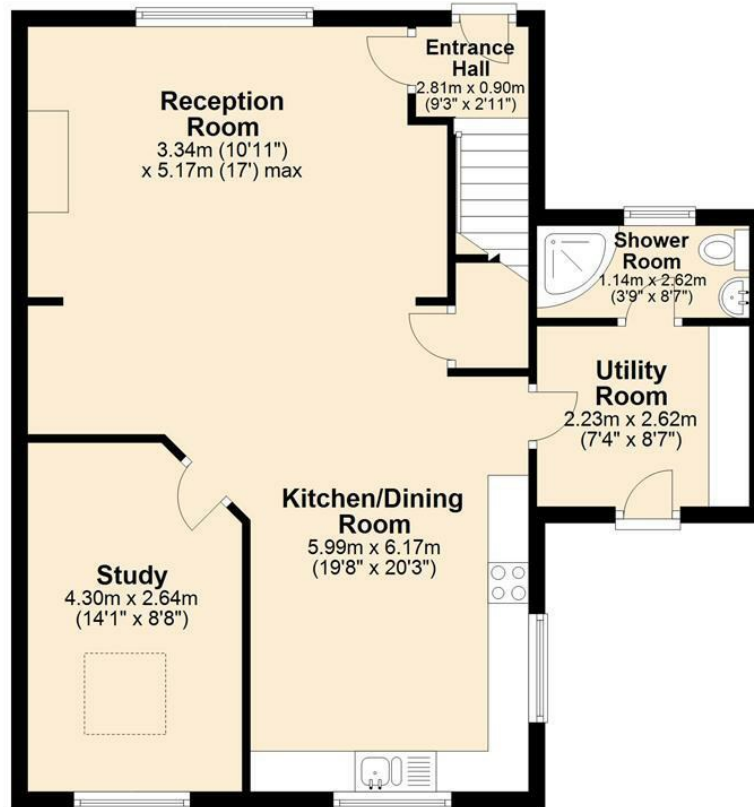






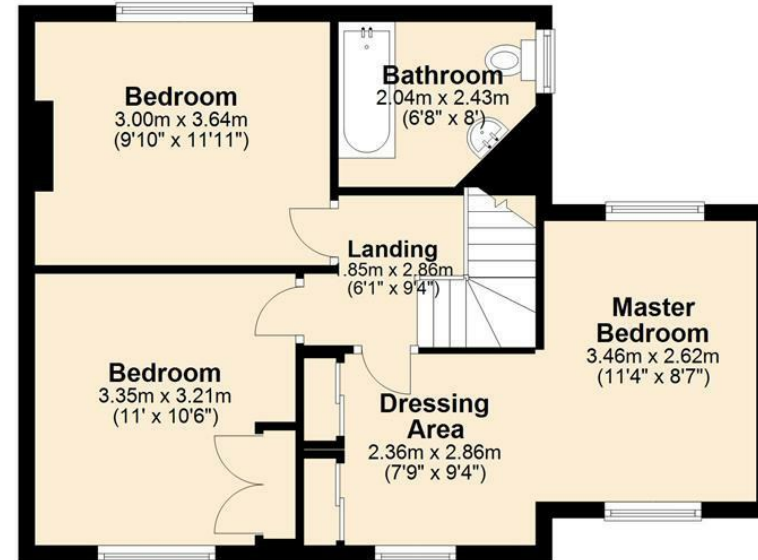
Ground Floor

Approx. 67.5 sq. metres (727.1 sq. feet)



First Floor

Approx. 49.2 sq. metres (529.7 sq. feet)



Total area: approx. 116.8 sq. metres (1256.8 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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