



27, Bradwell Head Road

Bradwell, Hope Valley, S33 9HD

An exceptional five bedroomed modern family home with driveway parking, garage and easily maintained gardens, forming part of this landmark residential development in Bradwell, Hope Valley. This immaculately presented home offers superb accommodation arranged over two floors including a large dining kitchen, utility room, impressive reception room and study. At first floor level there are five bedrooms including two en-suite and a family bathroom. The property enjoys fine views of surrounding Peak District countryside and excellent eco-credentials, solar panels and the remainder of the LABC warranty.

A composite front door opens to the entrance hall with stairs rising to the first-floor landing and access to all accommodation. To the left, is a large front facing sitting room with carpet running throughout and shuttered window. Accessed off the inner hallway to the right, is a home office with shuttered window, and cloakroom WC, which serves the ground floor. An understairs cupboard provides excellent storage.

A large dining kitchen is positioned at the back of house with rear facing aspect across the garden with views towards Bradwell Edge and Win Hill. French windows from the dining area provide excellent natural light and open to a stone flagged patio. The kitchen features a range of high gloss contemporary style units with extensive Silestone worktops incorporating four burner hob with extractor hood over, stainless-steel sink and drainer. The kitchen features a bank of integrated appliances including dishwasher, fridge freezer, oven, microwave and grill. There are remote controlled electric blinds over the French door and kitchen window. Accessed from the kitchen is the utility room featuring further units, worktop space and stainless-steel sink and drainer. The utility room features space and plumbing for a washer dryer and access to the side of the property.



- Five bedroomed newly built family home in the village of Bradwell.
- Sitting room and separate home office.
- Luxury family bathroom.
- Views of Bradwell Edge & Lose Hill.

- Driveway parking and single garage.
- Utility room and downstairs cloakroom WC.
- Solar panels & LABC guarantee.

- Stunning dining kitchen with French windows to the garden.
- Four double bedrooms, two being en-suite.
- Lovely gardens to front & rear.



Stairs rise to the first-floor landing with a shelved storage cupboard and panelled doors to all rooms. The master bedroom is a large double bedroom with shuttered window and a luxury adjoining en-suite shower room featuring contemporary style sanitary ware and chrome heated towel rail. Bedroom two is a generous double bedroom, ideal as a guest suite, featuring a luxury en-suite with contemporary style sanitary ware, low flush WC and chrome heated towel rail.

Bedroom three is a double bedroom with rear facing aspect and views towards Bradwell Edge and Win Hill. Bedroom four is a further double bedroom with pleasant front facing aspect and shuttered windows. Bedroom five is currently used as a second study.

A large family bathroom completes the accommodation featuring a contemporary style bath with chrome taps, separate shower enclosure, wall mounted wash basin, low flush WC and chrome heated towel rail.

Outside, to the front of the property is driveway parking for one vehicle leading to a single garage with electric door. Fronting the property is a garden laid to lawn bound by dry stone walling. To the rear of the property is a lovely garden, laid to lawn, featuring patio area and Laurel hedge providing a good degree of privacy. There are lovely views of surrounding hillsides from the garden.









Total area: approx. 166.0 sq. metres (1786.6 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.



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.