





# 11, Derwent Close

Grindleford, Hope Valley, S32 2HD

A three bedroomed semi detached family home conveniently located in the village of Grindleford, benefitting from a detached garage, driveway parking for two vehicles and garden office. Occupying a superb position in this highly regarded village with easy access to Sheffield and with Grindleford train station nearby, this beautifully presented property has accommodation arranged over three floors and is complimented by a lovely rear garden.

The front door opens to an entrance hall with fitted storage, stairs to the first floor landing and herringbone style flooring which runs throughout the ground floor. The kitchen features a range of panelled units with quartz work tops over incorporating a Butler sink with Zip taps producing instant hot water, four burner hob with extractor hood over, oven, under counter fridge and dishwasher. The kitchen features a breakfast bar and a UPVC door opens to the garden. The adjoining dining area has a garden aspect and leads



- Three bedroomed semi detached family home in the village of Grindleford
- Garden office
- Dining room
- Internal viewing essential
- Driveway parking for two vehicles
- Pretty garden with lawn and patio
- Sitting room with wood burning stove
- Detached garage and EV charging point
- Modern open plan kitchen
- UPVC double glazing throughout





through to the sitting room with front facing window and brick backed fireplace with log burning stove.

Stairs rise to the first floor landing with access to all rooms. Bedroom one is a front facing double bedroom with fitted wardrobes and vanity unit. Bedroom two is a further double bedroom with rear facing aspect and views across the garden towards Hay Wood in the distance. The family bathroom comprises low flush WC, bath with matt black shower attachment, counter top wash basin with storage beneath and heated towel rail.

Accessed from the landing stairs lead to the top floor bedroom with eaves storage and three sets of Velux windows enjoying views across the Hope Valley.

Outside, to the front of the property is driveway parking for two vehicles with EV charging point and access to the single garage with up and over door. To the side of the property is gated access to a garden laid to lawn with patio terrace and raised beds. From the garden there are views across the valley towards Hay Wood.

Set within the garden is a home office with UPVC double doors and full power. This versatile space could also be used as a games room.









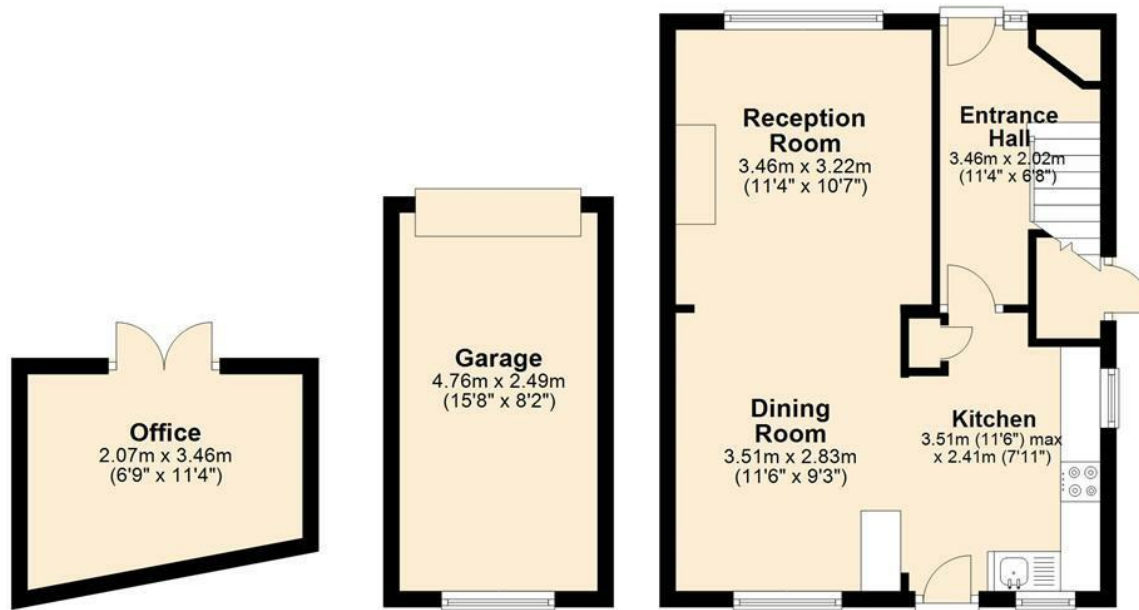






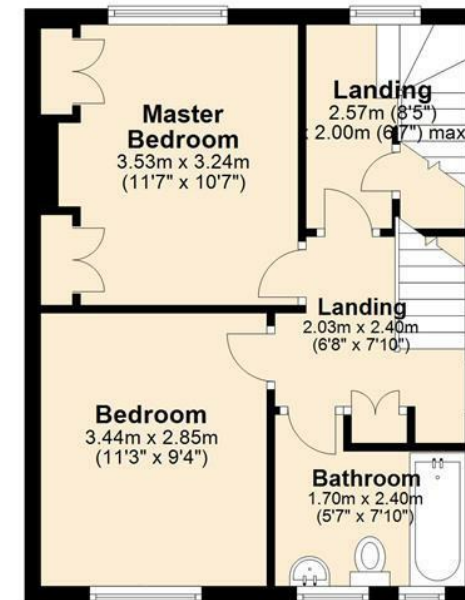
## Ground Floor

Approx. 57.9 sq. metres (623.4 sq. feet)



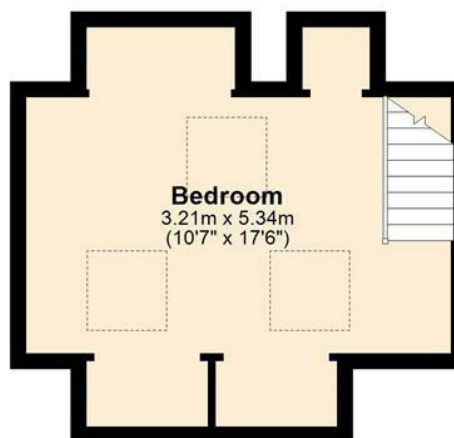
## First Floor

Approx. 37.7 sq. metres (406.3 sq. feet)



## Second Floor

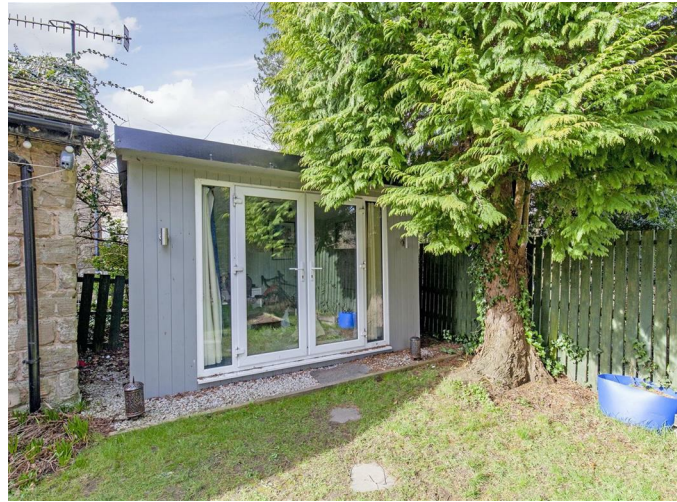
Approx. 22.5 sq. metres (241.7 sq. feet)



Total area: approx. 118.1 sq. metres (1271.4 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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