





# 18, Lowside Close

Calver, Hope Valley, S32 3WZ

A three bedroomed semi-detached family home benefitting from delightful front and rear gardens, off road parking and single garage. This lovely home offers spacious accommodation over two floors and is conveniently located in the pretty village of Calver which forms part of the scenic Hope Valley, a short walk away from excellent village amenities and transport links.

The front door opens to an entrance hall with understairs storage cupboard housing the Worcester boiler, and stairs rising to the first-floor landing. A door opens to an open plan dining area and living room. The bright, spacious living room benefits from a dual aspect, coal effect gas fire and sliding patio doors opening to the garden. There is ample space for a family size dining table and chairs. From the dining area, a door leads to the kitchen. The kitchen features a range of units surmounted by roll edge worktops incorporating oven and four burner hob with extractor over, space and plumbing for a washing machine, dishwasher and under counter fridge. A stainless-steel sink and drainer is set beneath a rear facing window with lovely garden aspect. A door leads to the carport at the side of the property.



- A three bedroomed semi-detached family home in the village of Calver
- Open plan dining area and living room
- Situated on a quiet cul-de-sac
- Internal viewing essential
- Driveway parking leading to carport and single garage
- Spacious entrance hall
- Well-equipped kitchen
- UVPC Double glazing throughout
- Lovely gardens with large patio terrace
- Close to excellent local amenities





From the entrance hall, stairs rise to the first-floor landing with side facing window and access to the loft hatch. Bedroom one is a rear facing double bedroom with fitted wardrobes. There is a lovely garden aspect with uninterrupted views of Froggatt Edge. Bedroom two is also a rear facing double bedroom with fitted wardrobes. Bedroom three is a front facing single bedroom. The family shower room completes the accommodation with a suite consisting of large walk-in shower enclosure with electric shower attachment, low flush WC, heated towel rail and hand wash basin with storage beneath. There are two windows with obscured glass and the airing cupboard houses the water tank.

Outside, to the front of the property is a lovely garden with raised beds, beech hedges and patio seating area. To the side of the property is a driveway with carport over leading to the single garage. The garage, with electric roller door is currently divided into two, with a workshop area to the front and a utility area to the rear with space for tumble dryer and larder fridge. This could easily be converted back to a single garage by removing the partition wall. To the rear of the property is an enclosed garden mainly laid to lawn with mature shrubs and trees and a large patio terrace, ideal for alfresco dining. There is also a greenhouse included in the sale.

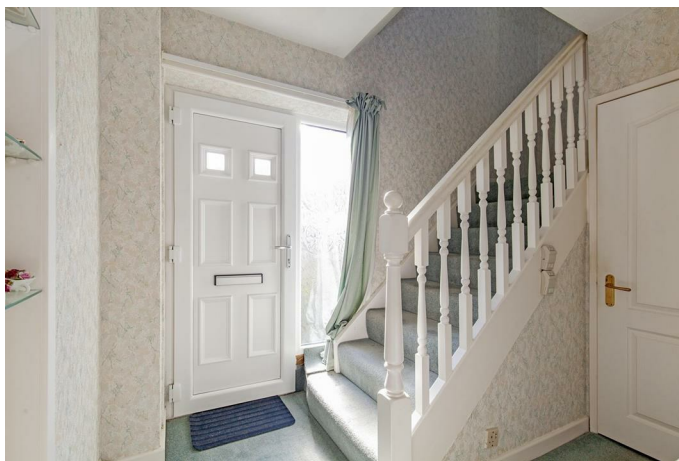








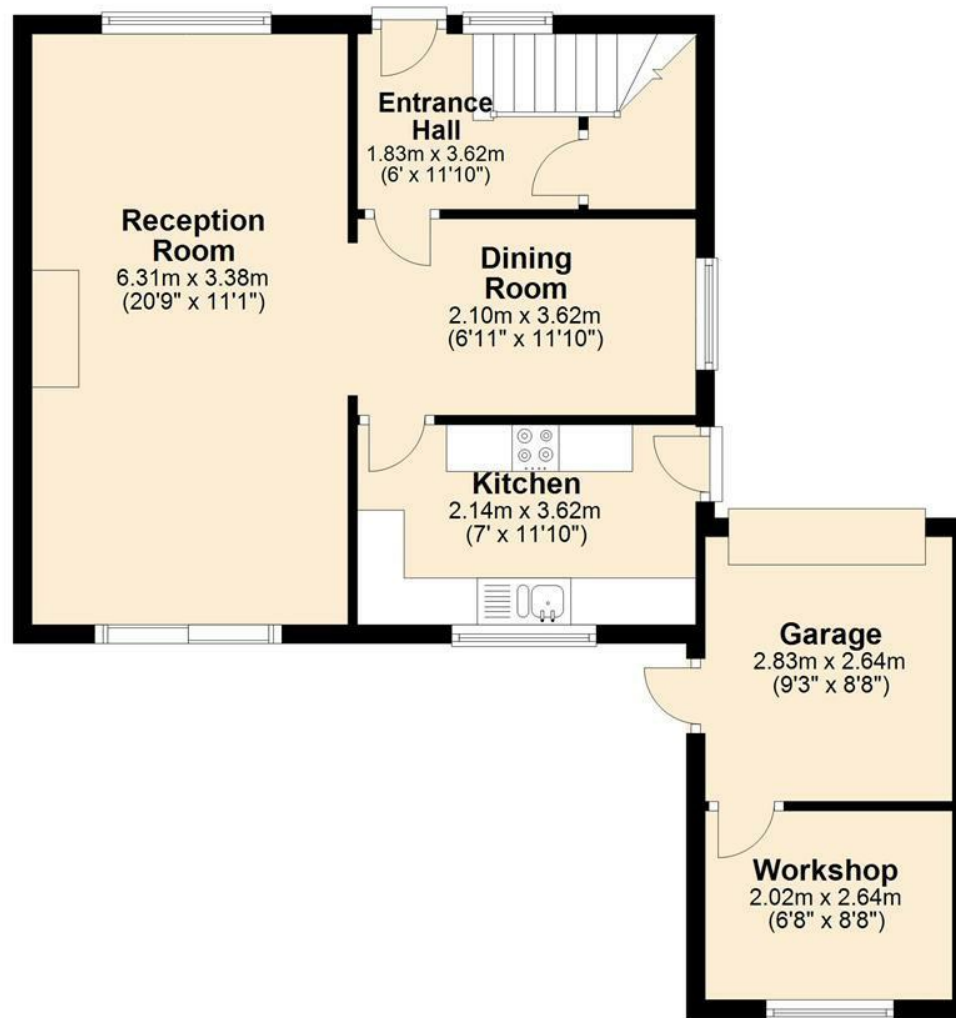






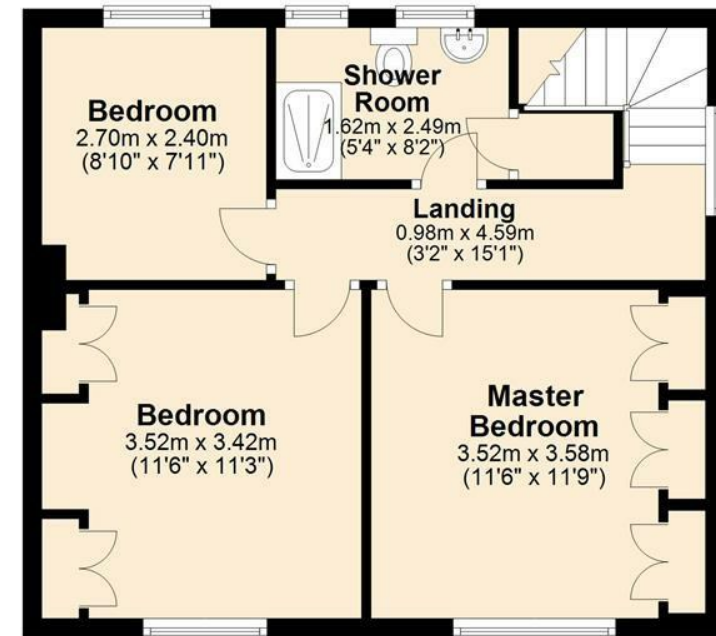
### Ground Floor

Approx. 58.9 sq. metres (633.5 sq. feet)



### First Floor

Approx. 44.8 sq. metres (482.1 sq. feet)



Total area: approx. 103.6 sq. metres (1115.5 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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