



Derwent Edge, Noe Lane, Shatton

Hope Valley, S33 0BG

A charming three double bedroomed semi-detached family home conveniently located in the village of Shatton, benefitting from driveway parking, single garage and well maintained gardens. Occupying a picturesque setting with far reaching views this lovely home has well-planned accommodation arranged over two floors with double glazing throughout and conservatory to the rear.

The front door opens to a hallway with under stairs storage cupboard and cloak room/ WC. The sitting room enjoys a front facing aspect with view across the village to Shatton Moor. The focal point of the room is provided by a living flame gas fire with solid wood fire surround. An archway leads to the adjoining dining room with a rear garden aspect and distant view to Win Hill.

At the heart of the property a dining kitchen features a range of units with worktops over incorporating, a double oven, four burner



- Three double bedroomed semi-detached in the village of Shatton
- Sitting room and adjoining dining room
- Cloak room WC and first floor family shower room
- UPVC double glazing
- Off road parking for three cars, single garage and car port
- Dining kitchen
- Stunning views to Win Hill and Shatton Moor
- Delightful gardens to front and rear
- Conservatory
- Attic space with velux windows



hob with extractor hood, under counter fridge and freezer. The room enjoys has a dual aspect and a stainless steel sinking drainer is set beneath a side facing window. A door leads to a large dining conservatory with superb views access to the garden and valley.

Stairs rise to the first floor landing with access to all rooms, linen cupboard and access to the loft. Bedroom one is a large double bedroom with fitted wardrobes and stunning views across the rear garden towards Win Hill. Bedroom two is a further double bedroom with front facing aspect and lovely view across the village to Shotton Moor. Bedroom three is a further double bedroom with rear garden aspect.

The family shower room features a suite consisting of low flush WC, wash basin, walk-in shower enclosure and heated rail.

Outside, the property is approached via a stone chipped driveway providing parking for three vehicles and access to a single garage and carport to the side of the property. The well-maintained front garden is laid to lawn with deep floral borders.

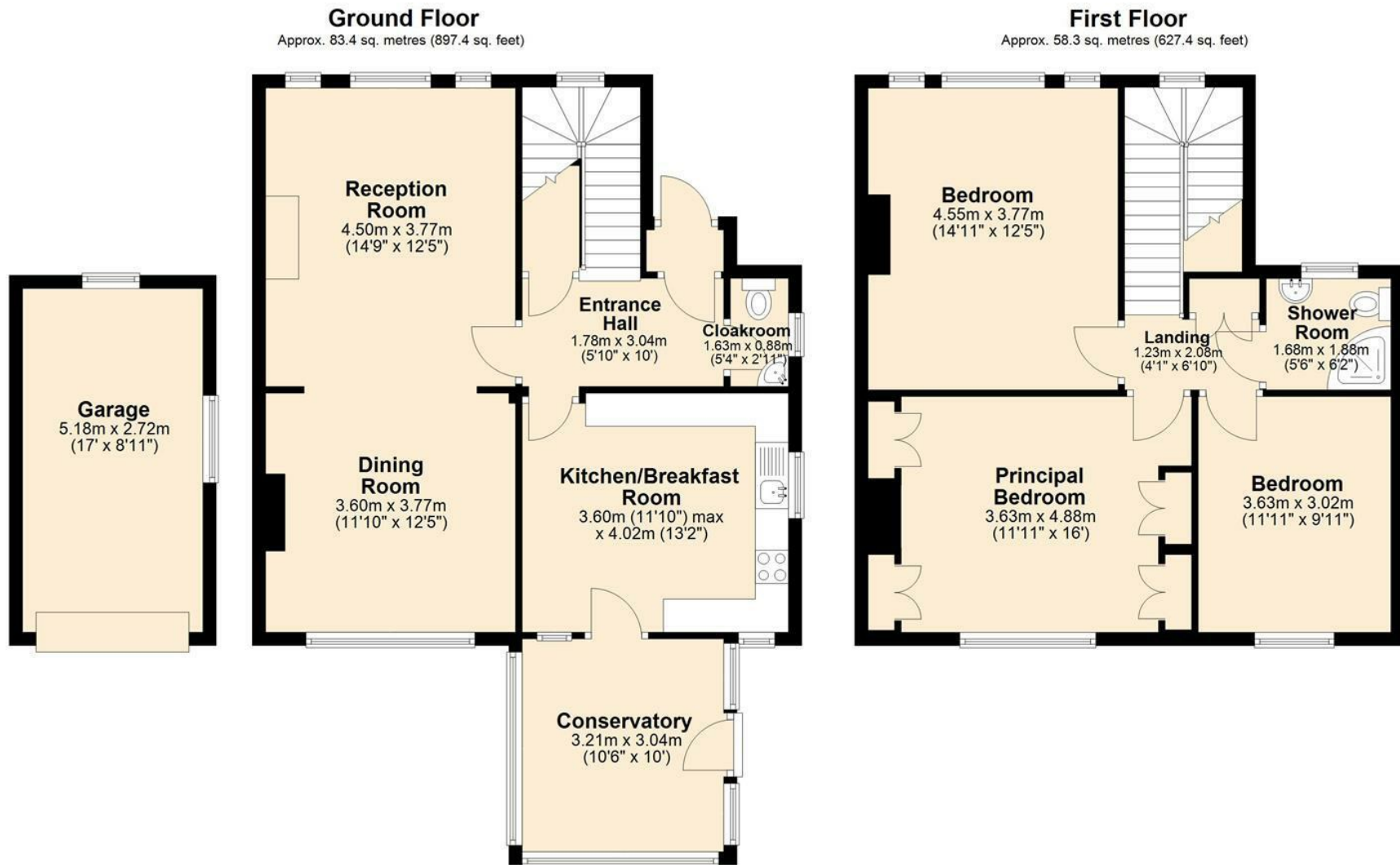
To the rear of the property is a stunning garden laid to lawn with well stocked floral borders and patio area. The garden backs onto a cliff above the River Noe and includes a greenhouse and three sheds in the sale.

Services - All mains, Tenure freehold, Council tax band E, Noe lane is a private road.









Total area: approx. 141.7 sq. metres (1524.8 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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