





# Pax, 5 Derwent Lane, Hathersage

Hope Valley, S32 1AS

A three bedroomed detached family home conveniently located in the village of Hathersage benefitting from driveway parking, single garage and delightful rear garden. Occupying an elevated position with far reaching views across the Hope Valley, this family home has flexible accommodation arranged over three floors and is offered to the market with no onward chain.

The front door opens to a entrance hall with cloakroom/WC and stairs providing access to all accommodation. Bedroom three is located on this floor with a front facing aspect and a fitted wardrobe. The family bathroom comprises bath with shower over and a washbasin set within storage. There is a separate WC.

Stairs lead down to the main living space via a lobby area with excellent storage. The lovely sitting room has two large windows providing superb natural light and excellent views across the garden and valley beyond. This spacious room has an open fireplace and features a dining area and seating area to enjoy the outlook.

The adjoining kitchen features a range of



- Three bedroomed detached home in the village of Hathersage
- Further reception room with stunning views
- Bathroom with adjoining WC
- Excellent village with great amenities, train station & lido

- Driveway parking and single garage
- Kitchen with pantry and adjoining utility area
- Stunning rear garden enjoying SW orientation

- Sitting room with dining area
- Spectacular views from the rear of the house
- Offered to the market with no onward chain





units with worktops over incorporating sink and drainer, oven and four burner gas hob. The kitchen enjoys similar views across the valley and features an integral fridge, dishwasher and walk in pantry. Accessed off the kitchen is a utility room with Belfast sink, WC and space for washing machine and dryer. A UPVC glazed side porch provides access to one side of the house and the garden.

From sitting room a short flight of stairs leads to a further reception room with far reaching southerly views across the garden to Millstone Edge. This flexible room has direct access to the garden.

From the entrance hall stairs rise to the first floor landing with doors to two bedrooms. Bedroom one is a generous double bedroom with a dual aspect, fitted wardrobes and wash basin. The room has spectacular views across the garden and the village of Hathersage. Bedroom two is a further double bedroom with dual aspect, fitted wardrobes and similar view.

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 an easily maintained garden with deep floral border. To the rear of the property is a delightful south facing garden, laid to lawn with deep floral borders and large patio terrace. Within the garden is a potting shed and arbour seat included in the sale.









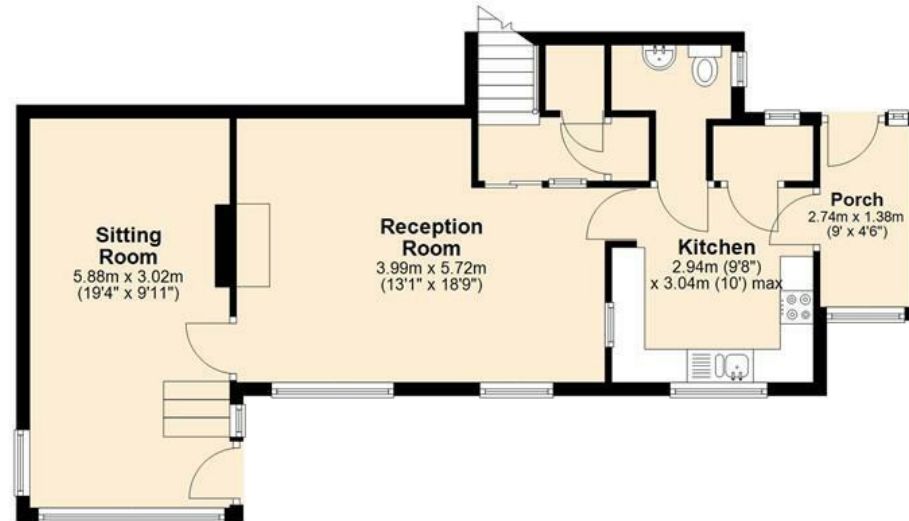






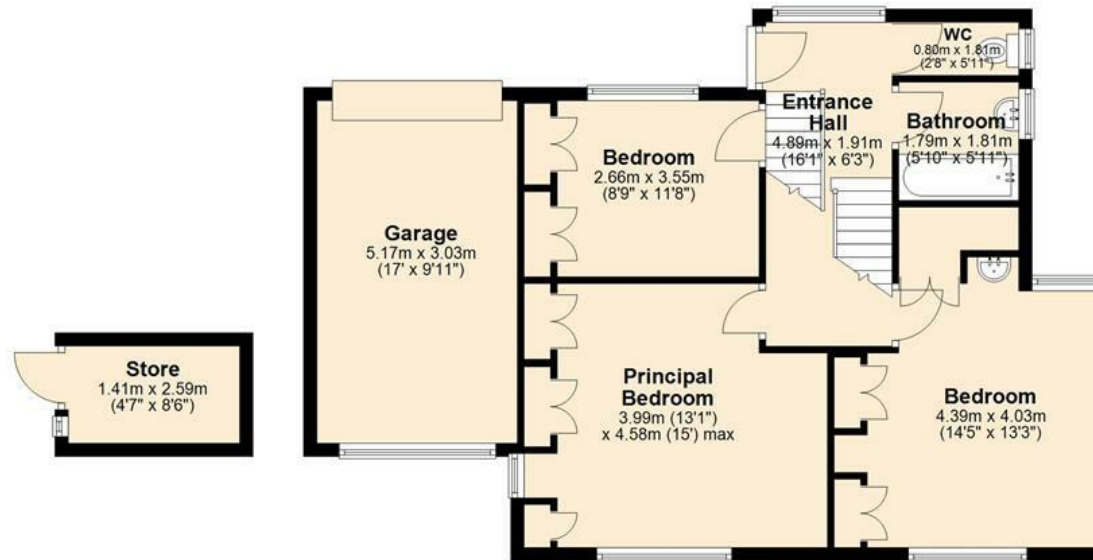
### Lower Ground Floor

Approx. 61.0 sq. metres (656.9 sq. feet)



### Ground Floor

Approx. 79.7 sq. metres (857.9 sq. feet)



Total area: approx. 140.7 sq. metres (1514.8 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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