



Black Bridge House, Stretfield, Bradwell, Hope Valley, S33 9JT

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A two bedroomed semi-detached barn conversion enviably positioned in the village of Bradwell, benefitting from a delightful garden, single garage and views towards Win Hill. This two bedroom cottage has accommodation arranged over two floors including a spacious dining kitchen and sitting room with French windows opening to the garden. There is potential to extend over the sitting room adding a further bedroom, subject to planning permission. A 10 year Bradwell and adjoining parish occupancy clause applies.

The front door opens to the entrance hall with fitted storage and access to all ground floor accommodation. To the right is the sitting room with carpet to the floor and French windows that open to the garden. Accessed off the entrance hall is a downstairs shower room featuring a low flush WC, wall mounted wash basin and shower enclosure with chrome attachment.

At the heart of the property is a spacious dining kitchen featuring a range of high gloss units surmounted by roll edge worktops incorporating five burner Range hob with extractor over, double oven, integral dishwasher and space for a washing machine. There is space for a large family sized table and chairs and a recess provides space for a stand alone fridge freezer. A sink and drainer is set beneath a side facing window with a distant view of Win Hill.

From the kitchen stairs rise to the first floor landing with a rear facing Velux window and access to all rooms. Bedroom one is a generous double bedroom with a lovely view towards Win Hill and fitted storage. Bedroom two is a further double bedroom with fitted wardrobes and the same view.

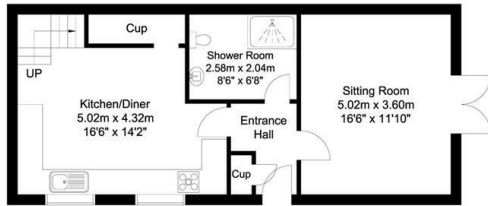
Outside, to the front of the property is a pretty garden laid to lawn with pathway access and deep floral borders. To the side of the property is single garage, accessed from the main road. The garage is leasehold with a tenure of 977 years remaining.

- Two bedroom semi-detached home in the village of Bradwell
- Spacious dining kitchen
- Sitting room with French windows to the garden
- Pretty garden, laid to lawn
- Spacious downstairs shower room
- Two generous double bedrooms
- Entrance hall with storage space
- Potential to extend, subject to planning permission
- Garage
- 10 year Bradwell and adjoining parish occupancy clause applies

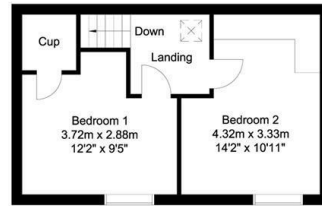




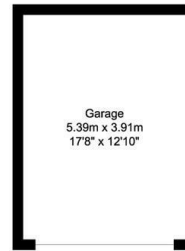
Ground Floor
45 sq m/484.37 sq ft
Approx.



First Floor
31 sq m/333.68 sq ft
Approx.



Outbuilding
21 sq m/226.04 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted this plan.
CP Property Services @2022



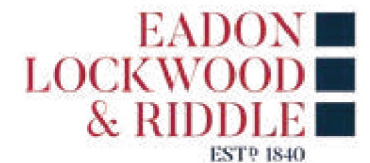
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