EADON LOCKWOOD & RIDDLE
ESTD 1840



26, Bradwell Head Road, Hope Valley, S33 9HD

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An exceptional five bedroomed modern family home with driveway parking, garage and easily maintained gardens, forming part of this newly built residential development in Bradwell, Hope Valley.

This immaculately presented home offers superb accommodation arranged over two floors including a large dining kitchen, utility room, impressive reception room and study.

Description
A composite front door opens to the entrance hall with stairs rising to the first-floor landing and access to all accommodation. To the left, is a large front facing sitting room with carpet running throughout. Accessed off the inner hallway to the right, is a study and cloakroom WC, which serves the ground floor. An understairs cupboard provides excellent storage.

A large dining kitchen is positioned at the back of house with rear facing aspect across the garden. French windows from the dining area provide excellent natural light and open to a stone flagged patio. The kitchen features a range of contemporary style units with extensive worktops incorporating four burner hob with extractor hood over, sink and drainer. The kitchen features a bank of integrated appliances including dishwasher, fridge freezer, oven, microwave and grill. Accessed from the kitchen is the utility room featuring further units, worktop space and sink and drainer.

Stairs rise to the first-floor with panelled doors to all rooms. The master bedroom is a large double bedroom with a luxury adjoining en-suite shower room featuring contemporary style sanitary ware and chrome heated towel rail. Bedroom two is a generous double bedroom, ideal as a guest suite, featuring a luxury en-suite with contemporary style sanitary ware, low flush WC and chrome heated towel rail.

Bedroom three is a double bedroom with pleasant rear facing aspect. Bedroom four is a further double bedroom. Bedroom five is a single bedroom or nursery.

A large family bathroom completes the accommodation featuring a contemporary style bath with chrome taps, separate shower enclosure, wall mounted wash basin, low flush WC and chrome heated towel rail.

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 a garden laid to lawn bound by dry stone walling. To the rear of the property is a lovely garden, laid to lawn, featuring patio area and fence providing a good degree of privacy. There are lovely views of surrounding hillsides from the garden.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.



- Five bedroom family home in the village of Bradwell
- Open plan kitchen with utility room
- Spacious reception and separate study
- Entrance hall
- Off road parking and single garage
- Lovely rear garden with patio and seating area
- Family bathroom and two en-suite bedrooms
- Council Band E Derbyshire Dales
- Offered to the market with no onward chain
- Great energy efficiency - EPC rating B

















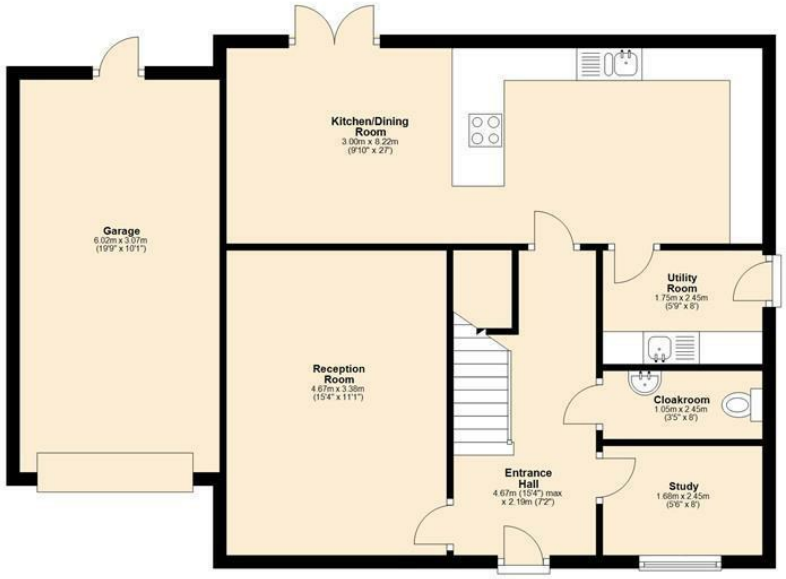






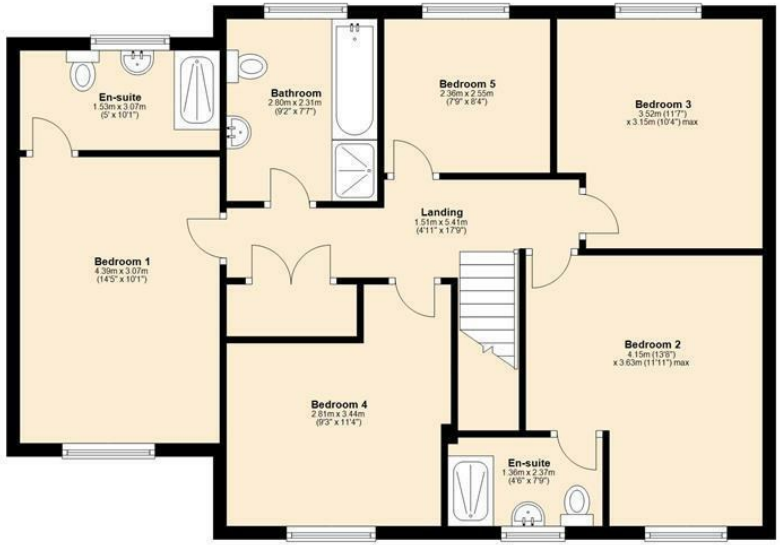
Ground Floor

Approx. 83.0 sq. metres (893.3 sq. feet)



First Floor

Approx. 83.0 sq. metres (893.3 sq. feet)



Total area: approx. 166.0 sq. metres (1786.6 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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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.