



43 New Close, Eyam, Hope Valley, S32 5QX

Saxton Mee

# 43 New Close Eyam

## £290,000

A well-proportioned two bedroom mid terrace property occupying a peaceful setting within a sought-after residential area in the highly desirable village of Eyam, enjoying attractive views across the adjoining countryside. Often referred to as the "Plague Village," Eyam is steeped in history and character, renowned for its strong sense of community, charming period architecture and stunning surrounding landscapes within the Peak District National Park.

The village offers a range of local amenities including a village shop, café, public houses and a primary school, while also providing excellent access to an abundance of outdoor pursuits such as walking, cycling and climbing, making it an appealing location for those seeking a balance of rural living and community spirit.

The accommodation comprises a front entrance lobby leading into a fitted kitchen, appointed with a range of units and a Range cooker, which in turn opens into a spacious open plan living and dining room. This inviting space benefits from double doors that lead directly out to the rear garden, creating an ideal setting for both everyday living and entertaining.

To the first floor, the landing leads to two comfortable double bedrooms and a shower room, while the overall layout provides flexibility for a variety of buyers.

Externally, the property is complemented by a front garden laid to lawn, while to the rear there is an enclosed garden designed for enjoyment, featuring a summer house with a decked terrace, an additional decked seating area with a covered entertaining space, and a useful timber store.

The property is subject to a three year occupancy clause

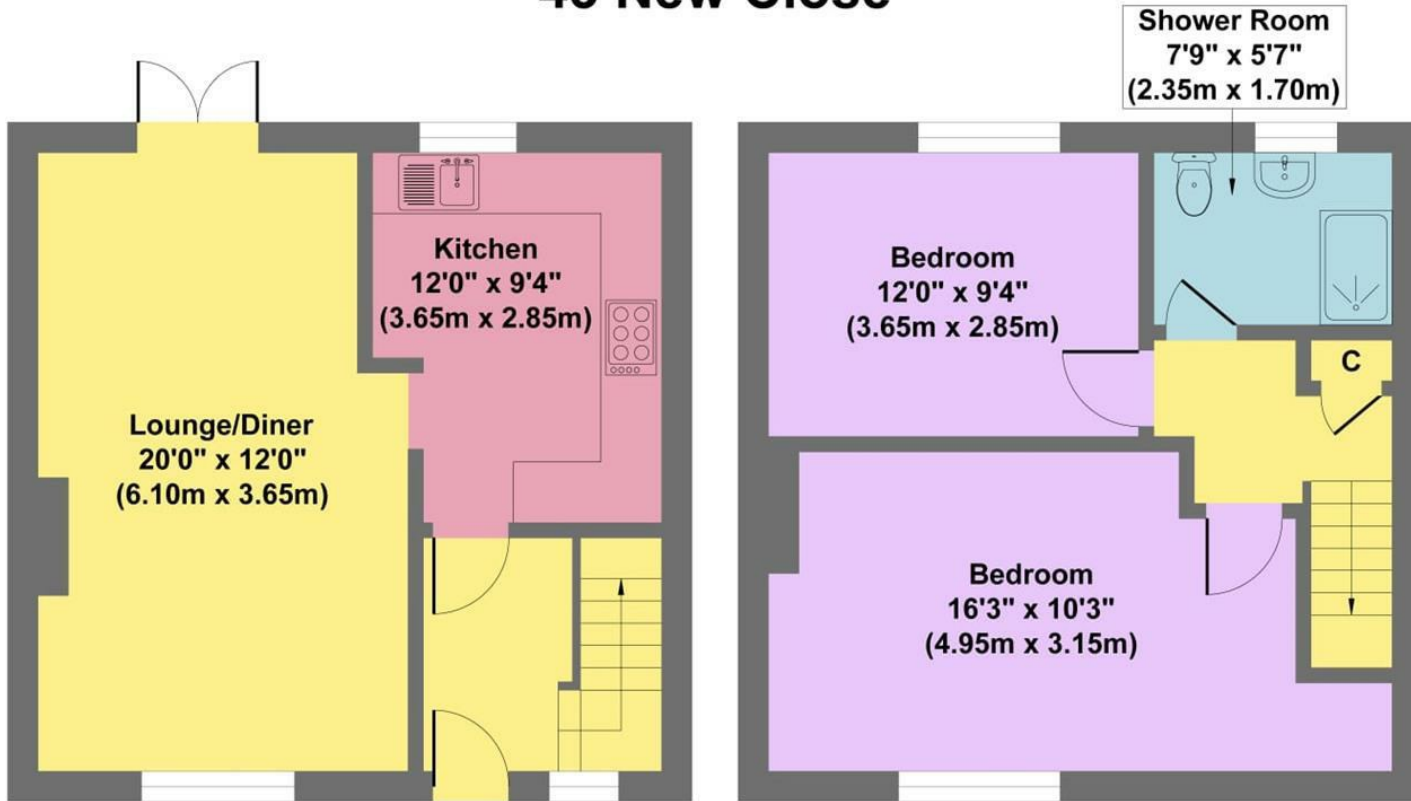


- Sought After Village Setting
- Excellent Amenities & Primary School
- Bordered By Spectacular Derbyshire Countryside
- Easy Commutable Distance Of Major Commercial Centres
- Peaceful Residential Setting
- A Three Year Occupancy Clause Applies
- No Upward Chain
- EPC:TBC
- Viewings: Hathersage Office





# 43 New Close



**Ground Floor**  
**Approximate Floor Area**  
**404 sq.ft**  
**(37.51 sq.m.)**

**First Floor**  
**Approximate Floor Area**  
**404 sq.ft**  
**(37.51 sq.m.)**

**Approx. Gross Internal Floor Area 808 sq.ft / 75.02 sq.m**

**Illustration for identification purposes only. Measurements are approximate, not to scale**

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'