



24, The Crescent, Bradwell

Hope Valley, S33 9HL

Price Guide £250,000-£275,000

A three-bedroom end-terraced family home, conveniently located in the sought-after village of Bradwell.

The property benefits from larger-than-average gardens extending to three sides, offering excellent outdoor space with potential for off-road parking (subject to the necessary planning permissions). Enjoying stunning views towards Bradwell Edge, this home occupies a convenient position within walking distance of the village centre and amenities.

Offering a fantastic opportunity for buyers, the property provides a blank canvas for modernisation or further development, including potential for a side extension (subject to planning permission). It is offered to the market with no onward chain, and an internal viewing is highly recommended.

A composite front door opens into an entrance hall with under-stairs storage and access to the ground floor accommodation. The dual-aspect sitting room enjoys both front and rear views, including a lovely outlook over the garden towards Bradwell Edge, with an electric fireplace forming the focal point.



- Three-bedroom end-terraced home in the village of Bradwell
- Larger-than-average gardens to three sides
- Stunning views towards Bradwell Edge and surrounding countryside
- Potential to extend and create off-road parking (subject to planning permission)
- Dual-aspect sitting room with dining area
- Kitchen with walk-in pantry
- Two useful store rooms
- uPVC double glazing throughout
- Family shower room
- Three-year Derbyshire occupancy clause applies



The kitchen is fitted with a range of panelled units with worktops over, incorporating a sink and drainer, and space for a fridge freezer and under-counter washing machine. A useful walk-in pantry is accessed from the kitchen. An inner hallway provides access to two versatile store rooms, one of which houses the boiler, and a side door leading to the garden.

Stairs rise to the first-floor landing, which includes fitted storage and loft access. Bedroom one is a generous double room with fitted storage and enjoys spectacular views across the garden towards Bradwell Edge. Bedroom two is a front-facing double bedroom with pleasant views across Bradwell, while bedroom three is a good-sized single room with fitted storage.

The accommodation is completed by a family shower room, comprising a low flush WC, countertop wash basin, radiator, and a walk-in shower enclosure with electric shower.

Externally, the property boasts generous gardens surrounding three sides, mainly laid to lawn with deep planted borders, patio areas, and a greenhouse. Boundaries are primarily defined by hedging, although there is an open boundary at the foot of the garden adjoining neighbouring land.

The gardens are a particular feature of the property, offering excellent potential for landscaping, extension, or parking (subject to planning permission).

Three year Derbyshire Dales live/work clause applies

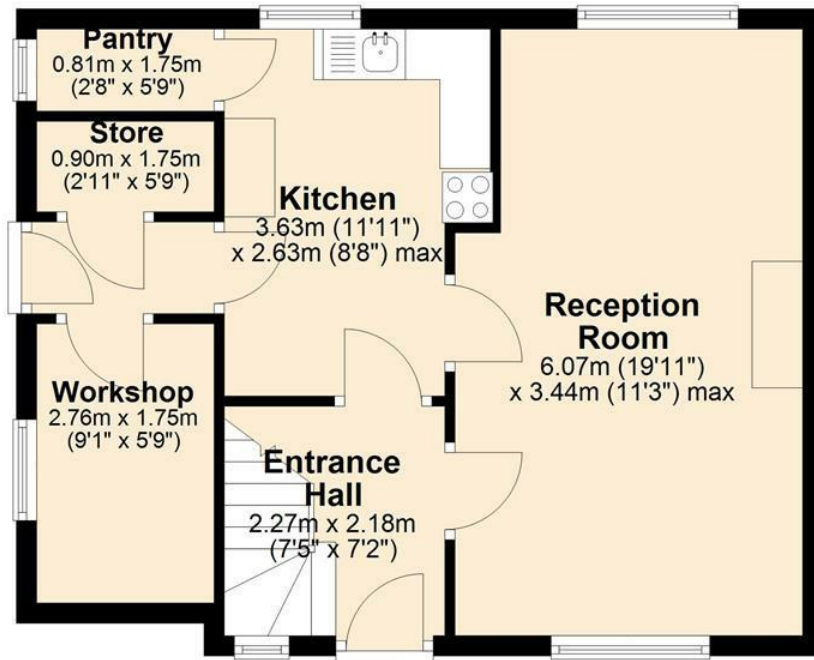






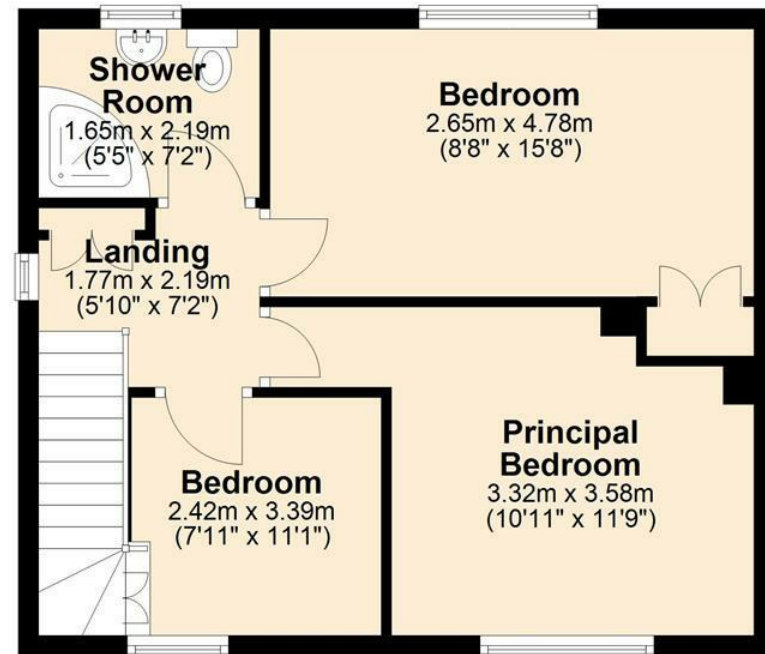
Ground Floor

Approx. 44.8 sq. metres (482.1 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



Total area: approx. 87.2 sq. metres (938.4 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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