



42, Smithy Knoll Road, Calver

Hope Valley, S32 3XW

PRICE GUIDE £475,000-£500,000

A stunning two-bedroom detached bungalow, conveniently located in the village of Calver, benefitting from a garage with driveway parking, pleasant views, and a generous south-facing garden/plot.

Occupying an excellent position with easy access to Calver's amenities, this beautifully presented bungalow offers bright and well-appointed accommodation arranged over a single floor. To the rear, a substantial lawned garden/ plot benefits from gated vehicular access from the road opening to an expansive private garden.

Accommodation

A side door opens into a spacious dining kitchen, fitted with a range of fully integrated appliances and ample space for a dining table and chairs. The main reception room is a superb dual-aspect sitting room, flooded with natural light from large windows, and featuring a living flame stove along with additional space for dining. A glazed door



- Two-bedroom detached bungalow in the village of Calver
- Two double bedrooms
- South-facing garden with attractive views
- No chain
- Spacious dual-aspect sitting room with dining area
- Family shower room and separate WC/cloakroom
- Substantial rear garden/plot with vehicular access.
- Well-equipped dining kitchen with integrated appliances
- Covered porch with access to garage
- Driveway parking and single garage



provides direct access to the garden.

An inner hallway leads to the bedrooms. The principal bedroom is a generous double with fitted storage and a pleasant front-facing aspect. Bedroom two is a further small double, enjoying views to the rear. The family shower room comprises a low flush WC, wash basin, and walk-in shower, while a separate cloakroom/WC provides additional convenience. A covered porch also offers internal access to the garage, which includes a useful utility area to the rear.

Externally

The property benefits from driveway parking for two vehicles and access to a single garage. A five-bar gate leads to the rear garden and plot. The front garden features easily maintained floral borders, while the side and rear gardens are predominantly laid to lawn, complemented by two stone-flagged patio areas overlooking the grounds. The large garden/plot, with direct vehicular access is laid to lawn.

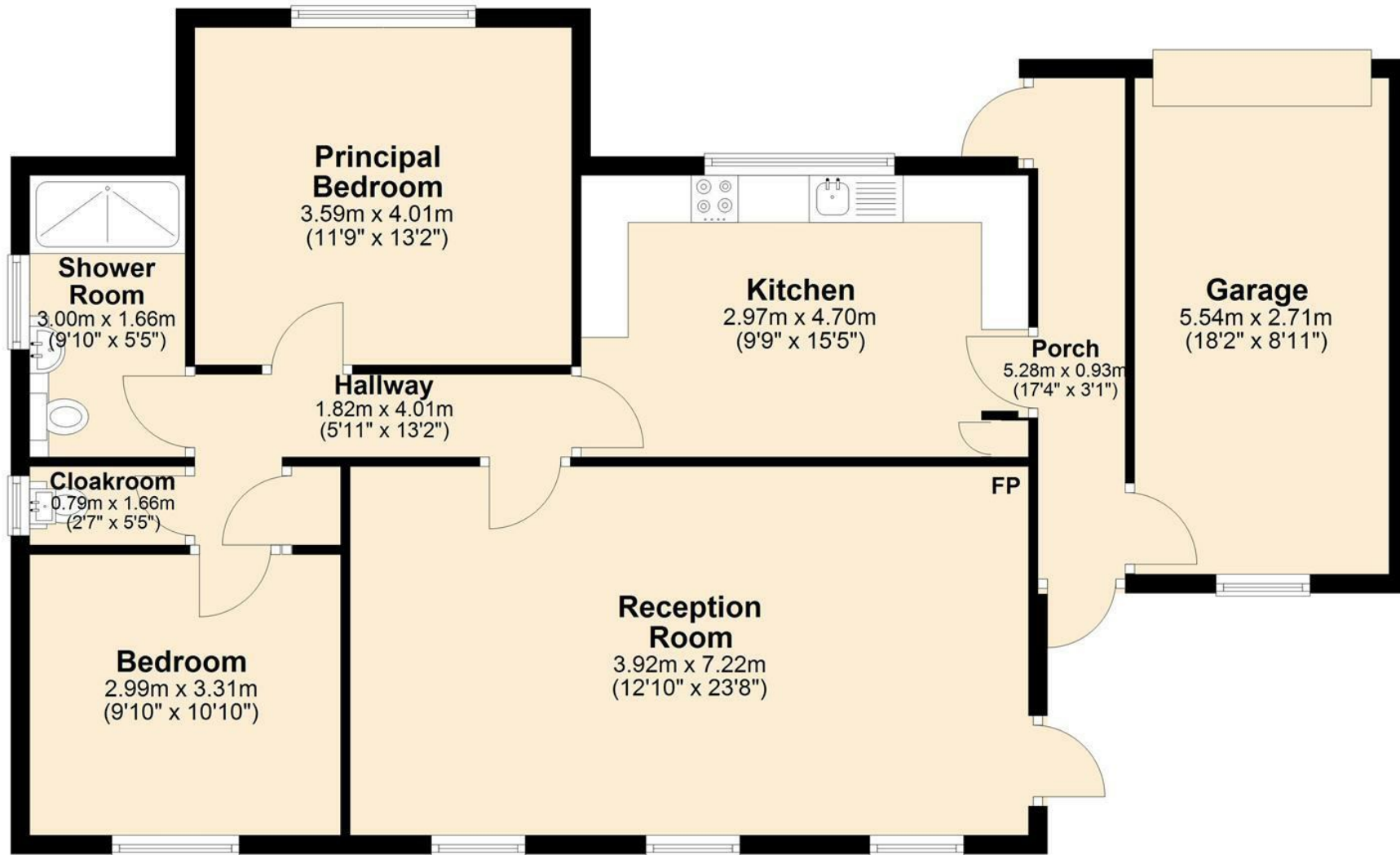






Ground Floor

Approx. 101.0 sq. metres (1087.5 sq. feet)



Total area: approx. 101.0 sq. metres (1087.5 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.



Bakewell
 3 Royal Oak Place
 Matlock Street
 Bakewell DE45 1HD
 T: 01629 700699
 E: bakewell@elr.co.uk

Banner Cross
 888 Ecclesall Road
 Banner Cross
 Sheffield S11 8TP
 T: 01142 683388
 E: bannercross@elr.co.uk

Dore
 33 Townhead Road
 Sheffield
 S17 3GD
 T: 0114 2362420
 E: dore@elr.co.uk

Hathersage
 Main Road, Hathersage
 Hope Valley
 Derbyshire S32 1BB
 T: 01433 651888
 E: peakdistrict@elr.co.uk

Rotherham
 149 Bawtry Road
 Wickersley
 Rotherham S66 2BW
 T: 01709 917676
 E: wickersley@elr.co.uk

**EADON
 LOCKWOOD
 & RIDDLE**
 ESTD 1840

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.