



44, New Close

Eyam, Hope Valley, S32 5QX

A three bedroomed end terraced family home conveniently located in the village of Eyam with lovely gardens and off road parking. Occupying an elevated position with stunning views toward Curbar Edge, this superb family home has deceptively spacious accommodation arranged over two floors. A three year Derbyshire residents clause applies, which means prospective purchasers must already live or work in the area and must have done so for the last three years.

The front door opens to an entrance hall with access to ground floor accommodation, storage cupboard and staircase to the first floor. The sitting room features solid wood flooring and enjoys views across the garden. The focal point of the room is provided by a multi fuel stove and French windows which lead to the rear garden. The kitchen features a range of units with worktop space and incorporates oven with gas hob, space for washing machine, dishwasher and fridge freezer. A door provides access to the rear garden.



- Three bedroomed end terraced family home
- Sitting room with French windows to garden
- Multi fuel stove
- Three year occupancy clause applies

- Lovely front and rear gardens
- Well-equipped kitchen
- Excellent garden storage space

- Off road parking to the front
- Stunning views across Eyam
- Tenure: Freehold. Council Tax Band C



From the entrance hall stairs rise to first floor with access to all rooms. Bedroom one is front facing double bedroom with fitted storage and stunning views across Eyam to towards Curbar Edge. Bedroom two is a double bedroom with fitted wardrobes and pleasant rear garden aspect. Bedroom three is a single bedroom with front facing view. The family bathroom completes the accommodation and comprises of low flush wc, wash basin and jacuzzi style bath.

Outside, to the front of the property is a landscaped front garden with spectacular southerly views across the village towards Curbar Edge. To the rear of the property is a charming garden laid to lawn with deep floral borders, ornamental pond, patio area and garden storage.

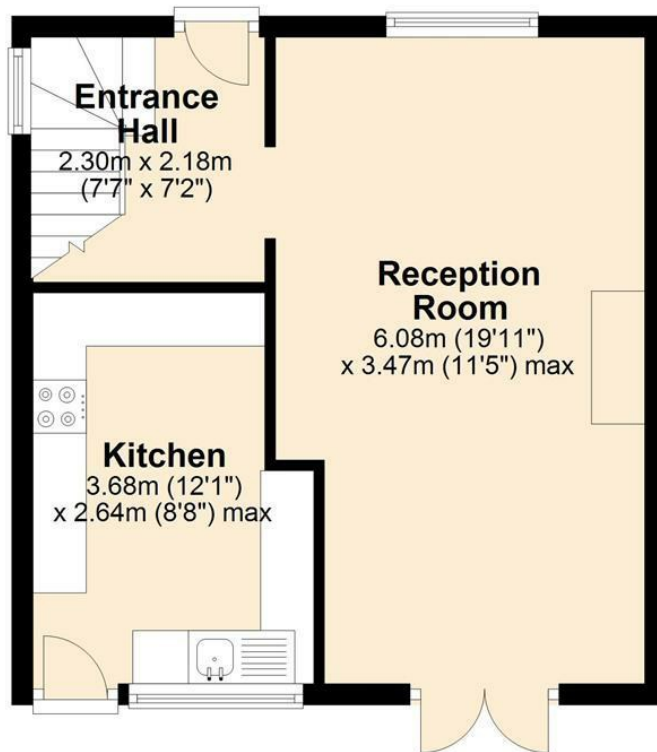






Ground Floor

Approx. 35.0 sq. metres (376.4 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



Total area: approx. 78.3 sq. metres (842.8 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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