

EADON LOCKWOOD & RIDDLE
ESTD 1840

4, Meadow Close, Stoney Middleton, Hope Valley, S32 4TQ

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An extended three-bedroom semi-detached family home, conveniently located within the popular village of Stoney Middleton. Occupying a superb, quiet position, away from the main road, this beautifully presented property benefits from excellent accommodation, an attractive garden, driveway parking for two vehicles and generous garden storage.

The accommodation is arranged over three floors and briefly comprises:

Ground Floor
A composite entrance door opens into the entrance hall, which provides useful hanging space and understairs storage.
The extended dining kitchen is fitted with a range of panelled units, complemented by solid wood worktops incorporating a stainless steel sink and drainer. There is space for a freestanding oven with extractor hood over, fridge freezer and other appliances, together with ample room for a dining table and chairs. A stable door provides access to the side of the property. An additional storage area offers further space for a fridge freezer and shelving, and also houses the Worcester Bosch boiler.
The sitting room enjoys a front-facing aspect and features a contemporary-style log-burning stove, with an adjoining dining area. Double doors lead through to the conservatory, which enjoys pleasant views over the rear garden.

First Floor
Stairs rise from the entrance hall to the first-floor landing, providing access to two well-proportioned double bedrooms, both enjoying pleasant outlooks.
The accommodation is completed by a stylish family shower room, fitted with a low-flush WC, countertop wash basin, walk-in shower enclosure and chrome heated towel rail.
A further staircase rises from the landing to the second-floor principal bedroom.

Second Floor
The impressive principal bedroom occupies the second floor and benefits from extensive fitted storage, shelving and useful eaves storage. The room enjoys an excellent sense of space, with impressive ceiling height and two Velux roof windows. The front facing window has spectacular views towards Curbar and Baslow Edge.

Outside
To the front of the property is a driveway providing off-road parking for up to two vehicles. The front garden is laid to lawn and complemented by yew hedging.

Access to the side leads through to a delightful garden, predominantly laid to lawn with attractive floral borders, a gravelled area and a pleasant outlook towards a neighbouring woodland copse. Further features include a decked seating area, slate garden feature and a generous timber garden shed, providing excellent additional storage.

A Three-year Derbyshire live/ occupancy clause applies

ELR PREMIUM- IMPORTANT PLEASE READ
ELR is marketing this property with the benefit of ‘ELR Premium’.
ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be an unnecessary sales process.
Purchasers will benefit from the pre-sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.
The pack includes:
Property Information Questionnaire (PIQ - a summary of the TA6)
TA10 (Fittings and Contents)
Official Copy of the Register
Title Plan
Local Search*
Water and Drainage Search*
Coal and Mining Search*
Environmental Search*
(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available)
ELR Premium allows the sale process to be completed significantly quicker than a ‘normal sale’. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed. The searches, which can take up to five weeks, are ordered on the day the listing goes live and are transferable to the successful buyer as part of their legal due diligence.
Additionally, and on behalf of the seller, ELR requests that the successful buyer enters into a Reservation Agreement and pays the Reservation Agreement Fee of £595 (including VAT). This includes payment for the Information Pack and all the searches (which a buyer typically purchases separately after the sale is agreed).
Upon receipt of the signed Reservation Agreement, payment of the Reservation Agreement Fee, completion of ID and AML checks and the issuing of the Memorandum of Sale, the Seller will agree to take the Property off the market and market it as ‘Sold Subject To Contract’ (SSTC).
The reservation period is agreed upon at the time of sale but is usually between 60 and 120 days.
The Reservation Fee is non-refundable except where the seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises potential buyers to seek legal advice before entering into the Reservation Agreement.
If you have any questions about the process or want to know how selling or buying with ELR Premium could benefit you, please speak to a member of the ELR team.



- A charming three bedroom extended home in the village of Stoney Middleton
- Sitting room with dining area
- Generous kitchen
- Conservatory
- Family shower room
- Lovely gardens to front and rear
- Driveway parking for upto two vehicles
- uPVC double glazing throughout
- A three-year Derbyshire live/ occupancy clause applies
- ELR PREMIUM SALE – Buyers fees of £595 including VAT will apply

















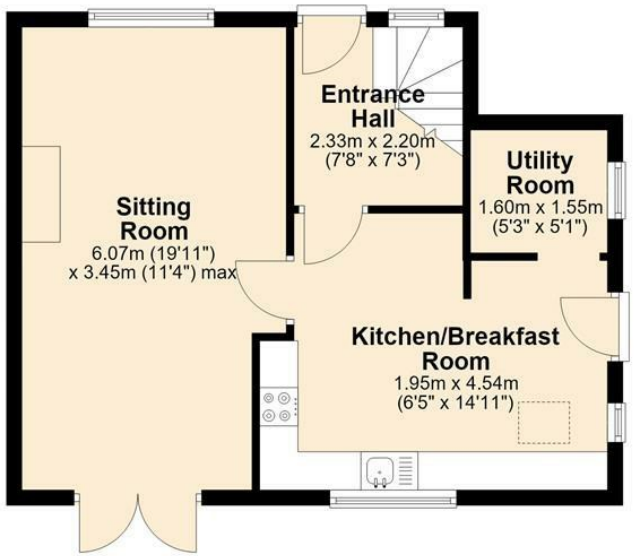






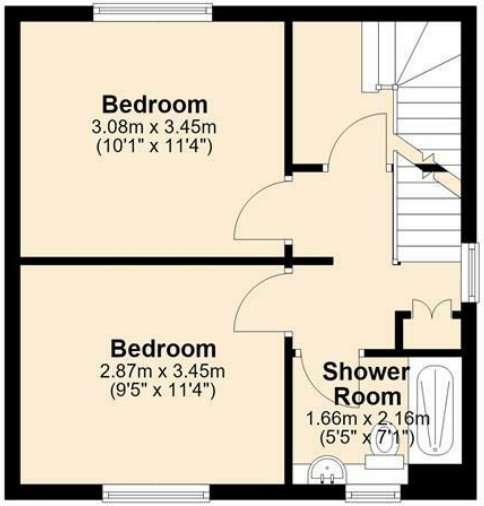
Ground Floor

Approx. 43.7 sq. metres (470.0 sq. feet)



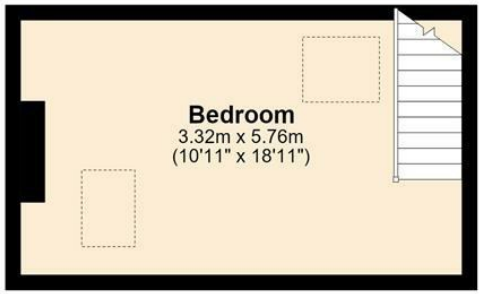
First Floor

Approx. 34.8 sq. metres (374.5 sq. feet)



Second Floor

Approx. 19.1 sq. metres (205.7 sq. feet)



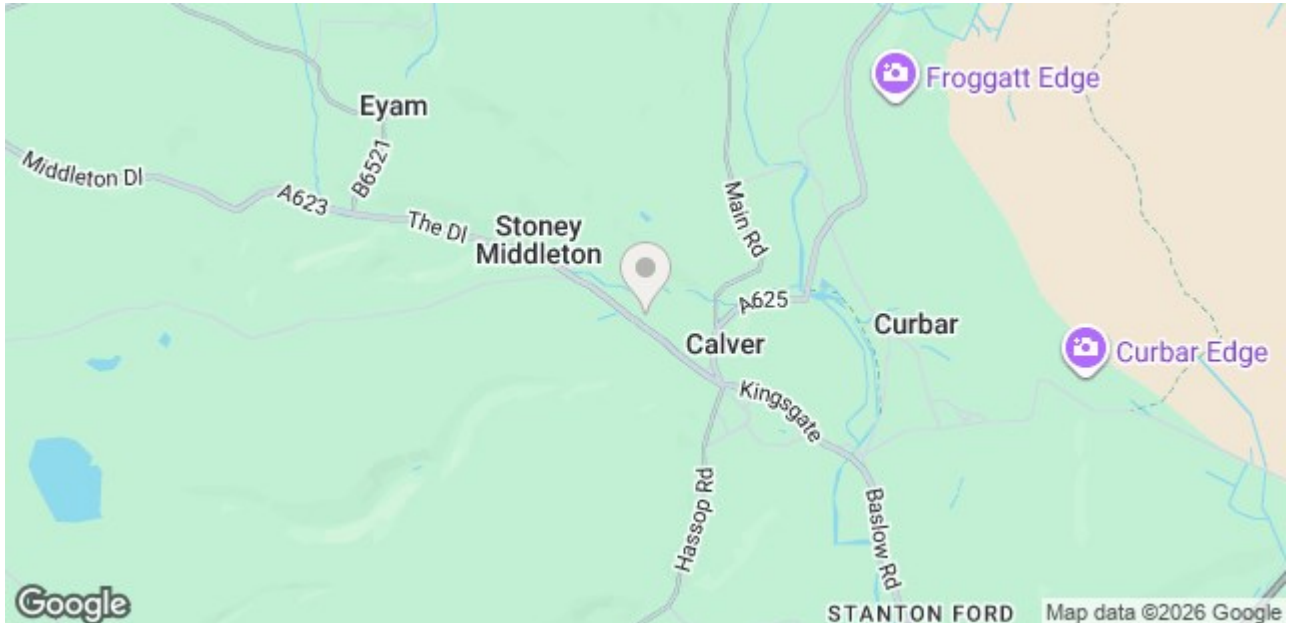
Total area: approx. 97.6 sq. metres (1050.1 sq. feet)

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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