





# 18, Springfield Road, Bradwell

Hope Valley, S33 9JS

A three bedroomed semi-detached family home conveniently located in the village of Bradwell benefitting from off-road parking, stunning views and large garden to three sides. Occupying a level position in this popular Peak District village. 18, Springfield Road stands in an exceptional plot with potential to extend or convert the attic subject to obtaining planning permissions. The property has a three years Derbyshire Dales occupancy clause with no onward chain.

The front door opens to a porch, stairs rising to the first floor landing and access to the sitting room. The dual aspect sitting room has pleasant views across the garden and the focal point of the room is provided by a fireplace with a solid wood fire surround. At the heart of the property is a spacious dining kitchen featuring a range of units surmounted by



- A three bedroomed semi detached family home in the village of Bradwell
- Dining kitchen and utility room
- Family bathroom
- Freehold tenure. Council Tax Band C
- Exceptional plot with potential to extend subject to planning permissions
- Dual aspect sitting room
- Generous gardens to three sides with views of Bradwell Edge
- Driveway parking for two/three vehicles
- Three bedrooms
- Three year Derbyshire occupancy clause applies





worktops featuring space for oven with four burner hob, washing machine and undercounter fridge. A sink and drainer is set beneath a rear facing window with views across the village. A side access stable door provides access to the garden. The adjoining utility room houses the Ideal Combi boiler with space for a standalone fridge freezer and potential for downstairs cloakroom/wc.

Stairs rise to the first floor landing and access to all rooms and the attic. Bedroom one and two are double bedrooms both with pleasant aspect across the garden and one with fitted wardrobe. bedroom three is a generous single bedroom with lovely view towards Bradwell Edge. A family bathroom completes the accommodation with a white suite consisting of low flush wc, pedestal washbasin and bath with chrome shower over.

Outside, to the side of the property is Tarmaced off-road parking for two to three vehicles. Gardens surround the property on three sides featuring a large expanse of lawn, patio areas and two timber sheds. The boundaries are defined by hedging and there are exceptional views towards Bradwell Edge. There is space and potential to extend and convert the attic subject to planning permissions.









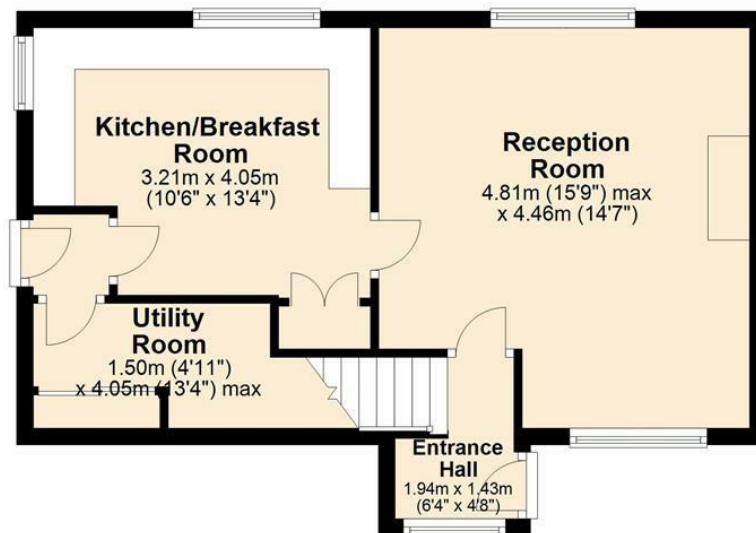






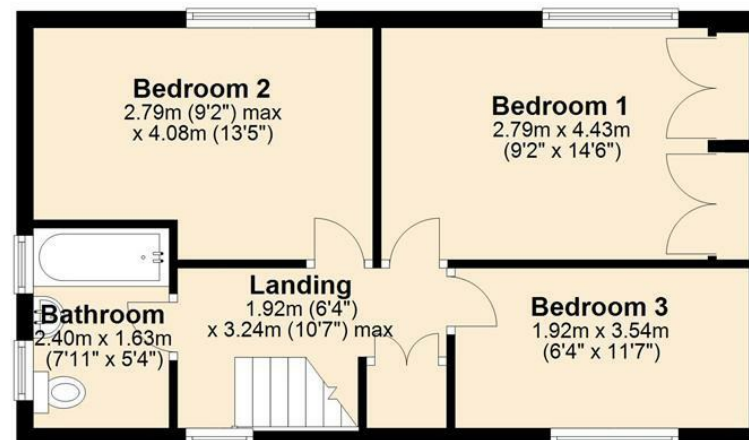
### Ground Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



### First Floor

Approx. 41.4 sq. metres (445.9 sq. feet)



Total area: approx. 84.3 sq. metres (907.7 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

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& RIDDLE**  
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