





# Brook House, Brookside, Bradwell

Hope Valley, S33 9HF

A solid wood front door opens to an entrance hall with cloakroom/WC and pleasant side access over Bradwell Brook. The main living space features a hallway with space for dining table and chairs which opens to a large reception room with dual aspect and high ceilings. The room has a stone built fireplace and wood effect gas fire. Large windows provide superb natural light and there are wonderful views towards Bradwell Edge. The kitchen has a range of base units, sink and drainer surmounted by roll edge worktops featuring a sink and drainer and double oven with four burner hob.

From the sitting room an open tread staircase leads to a first floor landing with laundry cupboard and large window providing natural light. The master bedroom is a large double bedroom with dual aspect high ceilings and wonderful



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views. An en-suite bathroom features a low flush WC, pedestal washbasin and bath with shower over. An office is accessed from the main bedroom, this versatile space could easily be used as a walk-in wardrobe or dressing room. Bedroom two is a further double bedroom with fitted wardrobes and two windows overlooking the hills surrounding Bradwell. Bedroom three is another double bedroom with large window overlooking the playing field. The family shower room comprises shower enclosure, pedestal wash basin and low flush WC.

Outside, opposite the house, is a detached single garage with up and over door and a parking space in front of.

Further information:

The property has had water damage from burst pipes in January 2025. There were two burst pipes in the upstairs bathrooms and one in the heating system. All have been repaired and appropriate paperwork is available. The property has been professionally dried out. The roof has also been repaired around both chimney stacks and a couple of slipped slates have been repositioned.

The boiler was newly installed in December 2022. It has been serviced and is still in warranty.









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THIS IS A BUS ROUTE  
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THE BUS ROUTE

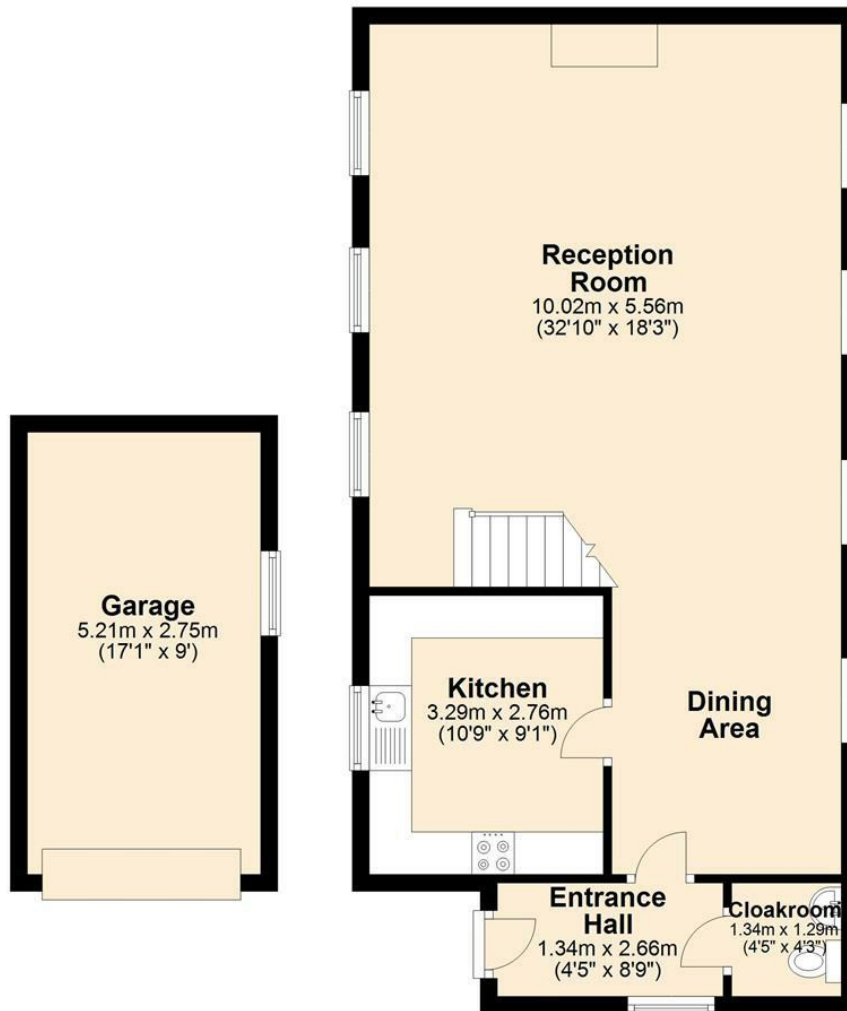






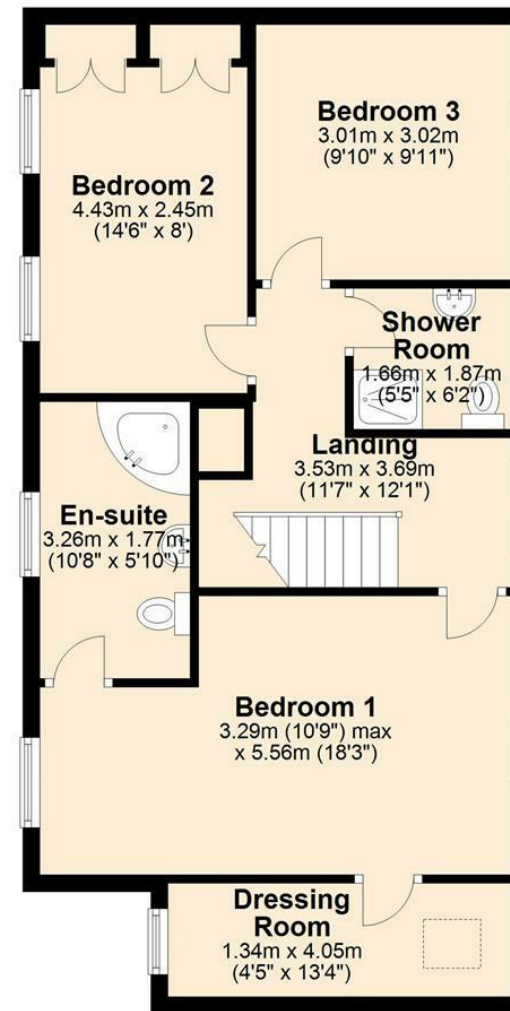
## Ground Floor

Approx. 75.9 sq. metres (817.0 sq. feet)



## First Floor

Approx. 61.6 sq. metres (662.7 sq. feet)



Total area: approx. 137.5 sq. metres (1479.8 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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