





# 2 Water Meadows, Hope Road, Edale

Hope Valley, S33 7ZQ

A charming three bedroomed semi detached family home beautifully positioned in the village of Edale, benefitting from a stunning rear garden, two allocated parking spaces and a further garden on a separate title. Occupying a spectacular setting with far reaching views across the Vale of Edale and within easy access of Edale village and it's train station. This lovely family home has extended accommodation arranged over two floors. The property is subject to a 10 year Section 106 parish clause.

A panelled front door opens to an entrance hall with stairs rising to the first floor landing. The sitting room enjoys a dual aspect with lovely views across the garden and the focal point is provided by a fireplace with stone built hearth, solid wood fire surround and Morso stove. The dining kitchen features a range of units surmounted by solid wood work tops incorporating a ceramic sink and drainer and space for a stand alone oven, fridge freezer and dishwasher. There is ample space for a family dining table and chairs and a door provides access to the boiler



- Three bedroomed semi detached property in the village of Edale
- lovely dining kitchen
- Garden room with underfloor heating
- Exceptional views over surrounding countryside

- Off road parking for two vehicles
- Utility room & cloakroom/WC
- Family bathroom

- 10 year Section 106 parish clause applies
- Sitting room with wood burning stove
- Easy access to the village and train station





room. Double doors open to the utility room with loft hatch to storage space, fitted shelving, work top space and plumbing for a washer dryer. Adjoining the utility room is a cloakroom/WC. Accessed from the kitchen is a stunning garden room with a lovely outlook across the garden. This room benefits from electric underfloor heating and inset fitted shelving.

Stairs rise to the first floor landing with loft hatch to storage space and rear facing window enjoying stunning views. Bedroom one is a generous double bedroom with fitted wardrobe with built in drawers and hanging rail space. Bedroom two is front facing double bedroom with fitted storage. Bedroom three is a generous single bedroom with superb views. The family bathroom completes the accommodation and comprises bath with shower over, wall mounted wash basin and low flush WC. A door opens to the laundry cupboard.

Outside, to the front of the property is allocated off road parking for two vehicles and a crescent shaped area of lawn, owned by the property but on a separate title. To the rear of the property is a magnificent south facing garden laid to lawn with deep floral borders and stone chipped pathways. There is a versatile lined and insulated shed with power, light and a large double glazed window overlooking the garden, ideal for use as a home office.

Note: The property has oil fired, hot water central heating and double glazing throughout.









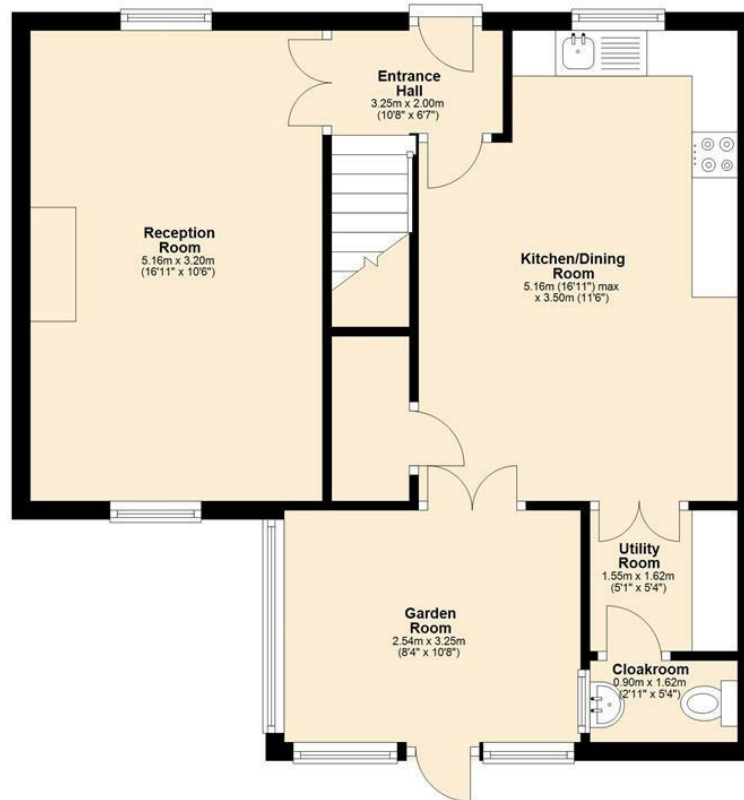






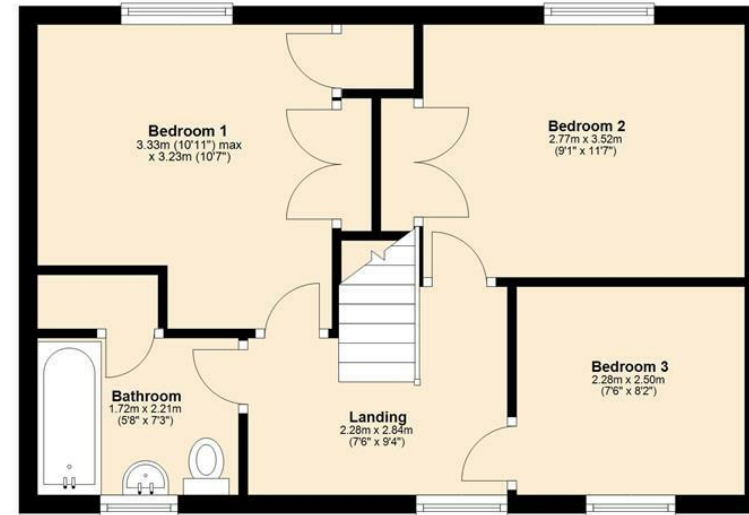
## Ground Floor

Approx. 51.4 sq. metres (552.8 sq. feet)



## First Floor

Approx. 39.9 sq. metres (430.0 sq. feet)



Total area: approx. 91.3 sq. metres (982.8 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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