





# 11, Brentwood Avenue, Bamford

Hope Valley, S33 0AF

## DESCRIPTION

A four bedroomed semi-detached family home conveniently located in the village of Bamford, benefitting from a delightful south west facing garden, driveway parking and integral garage. This superb family home has well planned accommodation arranged over two floors including open plan reception room, stunning views across the Hope Valley, family bathroom and separate shower room. There is potential for a single storey extension to the rear of property, subject to planning consent.

A UPVC double glazed door opens to an entrance hall with stairs rising to the first floor landing, cloaks storage and door leading to the main reception room. This spacious double aspect sitting room has carpet to the floor and a living flame gas fire with solid wood fire surround. The adjoining dining area enjoys lovely views across the garden towards Shatton Moor.



- Four bedroom semi detached family home in the village of Bamford
- Spacious entrance hall
- Family bathroom & separate shower room
- Tenure: Freehold. Council Tax Band: C
- Large sitting room with dining area
- Integral garage with driveway parking
- UPVC double glazing
- Well equipped kitchen
- Four bedrooms including three generous double bedrooms
- South facing garden with view across the Hope Valley





The kitchen features a range of contemporary style units surmounted by worktops incorporating oven, four burner gas hob with extractor over, stainless steel sink and drainer and undercounter fridge freezer. A cupboard provides further storage and a UPVC glazed door opens to the garden.

From the entrance hall, stairs rise to the first floor landing with panelled doors to all rooms. The master bedroom is a generous double bedroom with fitted wardrobes and large window enjoying a distant view towards Bamford Edge. Bedroom two is a further double bedroom with magnificent view across the Hope Valley towards Shatton Moor. Bedroom three is a further double bedroom and bedroom four is a single bedroom, ideal as a child's room or home office. The spacious family bathroom comprises a white suite consisting of low flush wc, bidet, pedestal wash basin, bath with mixer taps and heated towel rail. A separate shower room features a low flush wc, pedestal wash basin, shower enclosure with Mira Sprint electric shower and chrome heated towel rail.

Outside, to the front of the property is a block paved driveway providing parking for one vehicle and access to the garage. Within the garage is a utility /workshop area with plumbing for a washing machine. A small front garden features well stocked borders and laurel hedging.

To the rear of the property is a delightful south west facing garden laid to lawn, with deep floral borders and patio area. A door provides access to the garage.









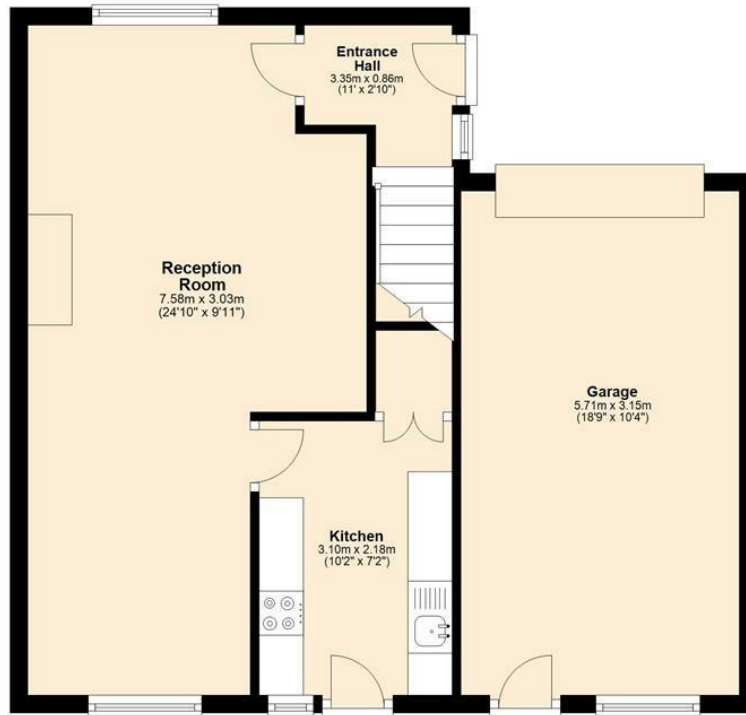






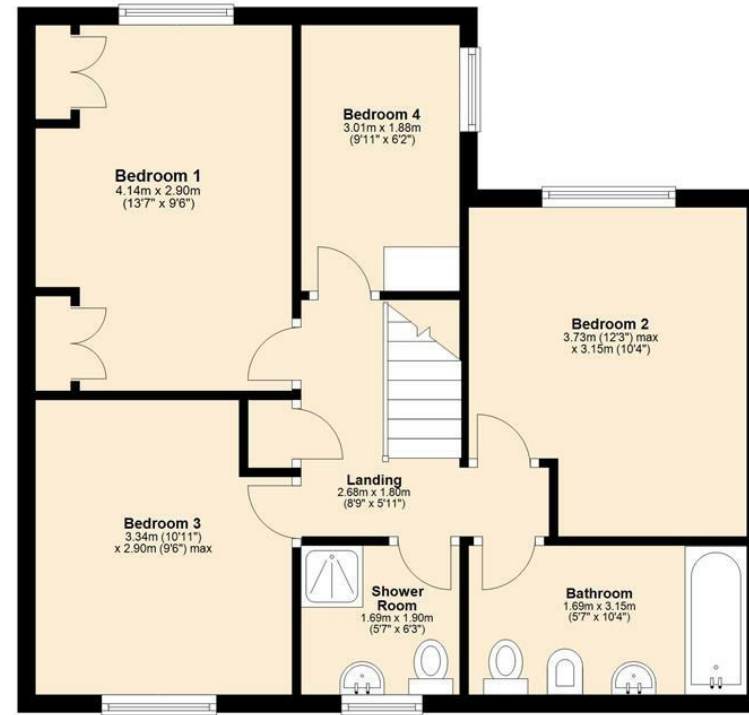
## Ground Floor

Approx. 54.9 sq. metres (591.3 sq. feet)



## First Floor

Approx. 54.3 sq. metres (584.8 sq. feet)



Total area: approx. 109.3 sq. metres (1176.1 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.





**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

**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.