



**EADON LOCKWOOD & RIDDLE**  
SALES • LETTINGS • SURVEYS



Sunnyside, 6 Joan Lane, Bamford, Hope Valley, S33 0AW



## 6 Joan Lane, Bamford, S33 0AW

A four bedroomed detached family home enviably positioned off Joan Lane, Bamford benefitting from integral double garage, pretty gardens and delightful views across the Hope Valley. Occupying a quiet position at the head of a private close and with excellent accommodation over two floors, Sunnyside is well suited for a growing family. Located in one of the Hope Valley's most popular villages this superb home has huge potential and is a rare opportunity to refurbish to one's own taste

The front door opens to an entrance porch which in turn leads to an inner hallway with access to ground floor accommodation, a cloakroom WC and the integral double garage. Double doors open to the split-level sitting room with side facing window and open fireplace. Steps lead down to a further seating area with double doors opening to the conservatory. Accessed off the sitting room is the dining room with rear aspect across the garden and door leading to the kitchen. The kitchen features a range of units with roll edge worktops incorporating space for a washing machine, stand-alone oven with extractor over and undercounter fridge/freezer. A stainless-steel sink and drainer is set beneath a front facing window overlooking the front of the property and a separate door provides side access to the garden. From the entrance hall stairs rise to the first-floor landing with access to all accommodation. The master bedroom is a generous double bedroom with lovely views across the Hope Valley, taking in Shatton Moor and Bamford village church. The en-suite shower room features low flush WC, disability friendly shower enclosure, wall mounted wash basin and heated towel rail. Bedroom two is a generous double bedroom with rear facing window with the same lovely view across the valley. There are two further bedrooms, one having fitted wardrobe space and both enjoying the same lovely view. Accessed off the landing is a linen cupboard and a family bathroom comprising of wall mounted wash basin, low flush WC and bath with shower over.

Outside, to the front of the property is driveway parking for two to three vehicles leading to the integral double garage. To the front of the property there are deep floral borders, raised beds and small lawn. There is access at both sides of the property to the rear garden which is laid to lawn with a central decked terrace and patio area. The garden features a timber shed, greenhouse and high hedging which offers a good degree of privacy.



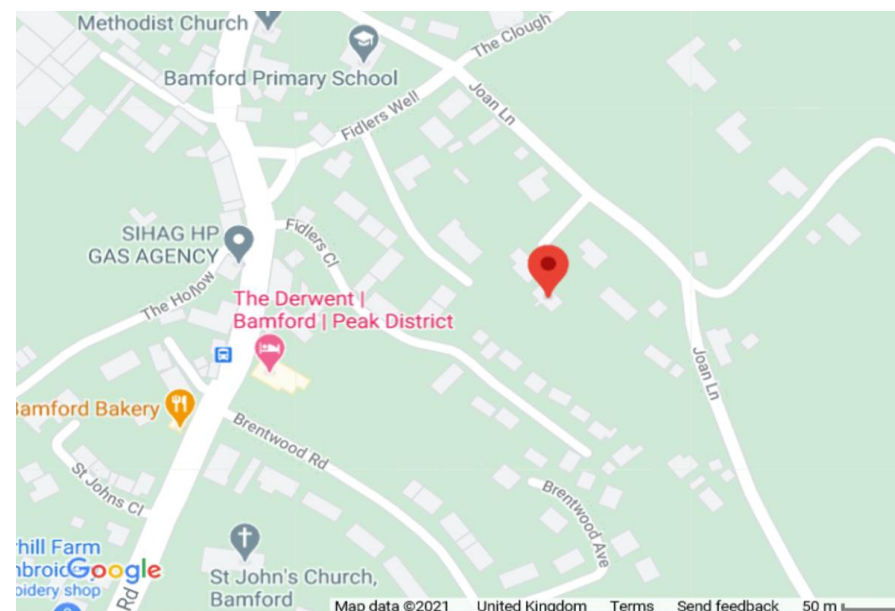








Total area: approx. 169.3 sq. metres (1822.5 sq. feet)



#### 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**  
SALES • LETTINGS • SURVEYS

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.