



2 Elliott Avenue, Bradwell, Hope Valley, S33 9HQ



## 2 Elliott Avenue, Bradwell, S33 9HQ

A three bedroomed semi detached family home conveniently located in the village of Bradwell, benefitting from pleasant gardens, off road parking and garage. This deceptively spacious property has accommodation arranged over two floors with space and potential to extend, subject to planning permission.

The front door opens to the reception hall with under stairs storage cupboard. The sitting room is a front facing room with views across the garden. A spacious rear facing living room overlooks the rear garden with lovely views of Bradwell Edge. The kitchen comprises of a range of solid wood units with roll edge work tops incorporating stainless steel sink and drainer. There is space for under counter fridge freezer and stand-alone oven. Accessed off the kitchen is a walk in pantry and a side door opens to the garden.

From the reception hall stairs rise to the first floor landing with access to the loft. Bedroom one is a front facing double bedroom with fitted wardrobe and views across the Hope Valley. Bedroom two is a generous double bedroom with fitted wardrobe and views towards Bradwell Edge. Bedroom three is a further double bedroom with the same view towards Bradwell Edge. The family bathroom comprises bath with shower over, low flush WC and pedestal wash basin.

Outside, to the side of the property driveway parking leads to a single garage. In addition there are further outbuildings, ideal for storage. The front and rear gardens are laid to lawn with deep floral borders. To the side of the property there is space to extend, subject to obtaining planning permission. A 3 year Derbyshire Occupancy Clause applies.

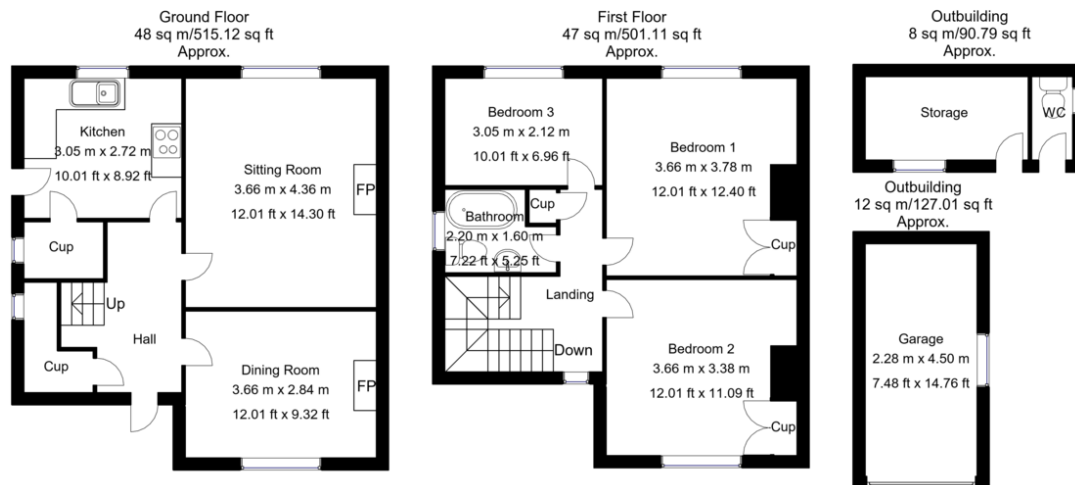
- Three bedroom semi-detached family home
- Sitting room
- Spacious living room
- Kitchen with pantry
- Three double bedrooms
- Family bathroom
- Driveway parking and garage
- Lovely front and rear gardens
- Potential to extend subject to planning permission
- 3 year Derbyshire Occupancy clause applies











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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