



Hobson's Choice, St. Johns Road

TIDESWELL, SK17 8NE

Price : Offers In The Region Of £395,000

Tenure : Freehold

EPC Rating : D

Council Tax : Band D

Local Authority : Derbyshire Dales

- Three bedroomed semi-detached home in the village of Tideswell
- Single garage and further parking
- Delightful gardens to front and side
- Sitting room with living flame gas fire
- Kitchen with handmade oak units
- Dining room with sliding doors to the garden
- Three double bedrooms, one with an en-suite
- Luxury family shower room
- Internal viewing essential



A charming three-bedroom semi-detached family home conveniently positioned in the village of Tideswell benefitting from well-maintained gardens, off-road parking and single garage. Occupying a lovely south facing position on the edge of this well-served Peak District village this superb family home enjoys versatile accommodation arranged over two floors.

The front door opens to an entrance porch which in turn leads to an entrance hall with panelled doors to all accommodation. The sitting room enjoys a front facing aspect across the garden and the focal point of the room is provided by a living flame gas fire with solid wood fire surround.

At the heart of the property is a dining room with solid wood flooring leading to the garden. There is ample space for a family sized table and chairs. An arch leads to a spacious kitchen with an extensive range of handmade oak units surmounted by roll edge worktops. The kitchen features a five burner Range Master with extractor over, fridge freezer, dishwasher and washing machine. A sink and drainer is set beneath a rear facing window and a door leads to the garden.

Accessed from the entrance hall a front facing double bedroom has fitted wardrobes and a pleasant view across the front garden. Bedroom three is a rear facing double bedroom currently used as a home office/snug room. A family shower serves the ground floor and incorporates a low flush WC, shower enclosure with chrome fittings, washbasin with storage underneath and chrome heated towel rail.

Stairs lead to the first floor landing with extensive fitted storage and eaves storage. A door opens to bedroom one, a large double bedroom with front facing Velux windows and eaves storage. A shower room serves this bedroom comprising of a low flush WC, contemporary style washbasin with storage beneath, a heated towel rail and shower enclosure with chrome fittings. The shower room has a rear facing Velux window and further eaves storage.

Outside to the front of the property is a shared driveway with parking and access to the single garage. A pedestrian pathway leads to the front door. Fronting the property is a shaped lawn with deep floral borders. To the side and rear of the property is a charming garden laid to lawn featuring dwarf stone wall, borders and a large patio area ideal for sitting out during summer months. From the garden there are lovely views across Tideswell and the surrounding countryside. There are two sheds included in the sale.

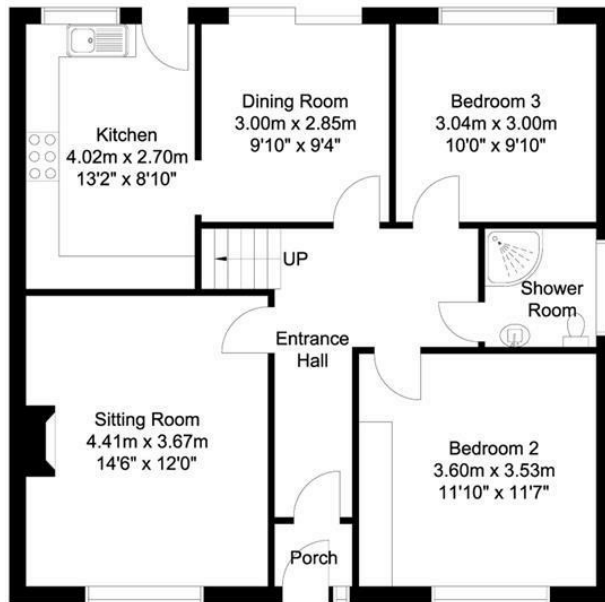




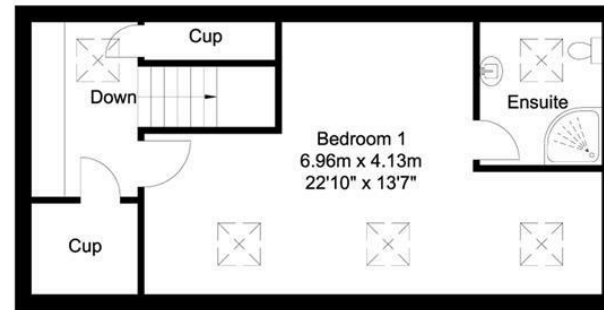




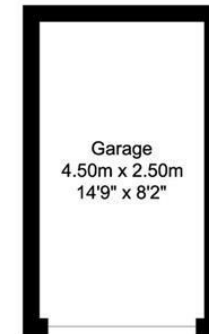
Ground Floor
74 sq m/796.52 sq ft
Approx.



First Floor
36 sq m/387.50 sq ft
Approx.



Outbuilding
11 sq m/118.40 sq ft
Approx.



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 rooms 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 a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2022

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