

## Main Road, Troway

Guide Price £450,000 - £475,000

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- Three-bedroom cottage with countryside views
- Utility/boot room with WC.
- Stunning oak orangery
- Garden office/store with power
- Village location
- Located in Moss Valley conservation area
- Modern kitchen with integrated appliances.
- Gated driveway with parking for two.
- Lounge with Log burner
- Property ref RB0377.

APPROXIMATE GROSS INTERNAL AREA = 100.5 SQ M / 1081 SQ FT  
 WORKSHOP / OFFICE = 7.8 SQ M / 84 SQ FT  
 TOTAL = 108.3 SQ M / 1165 SQ FT

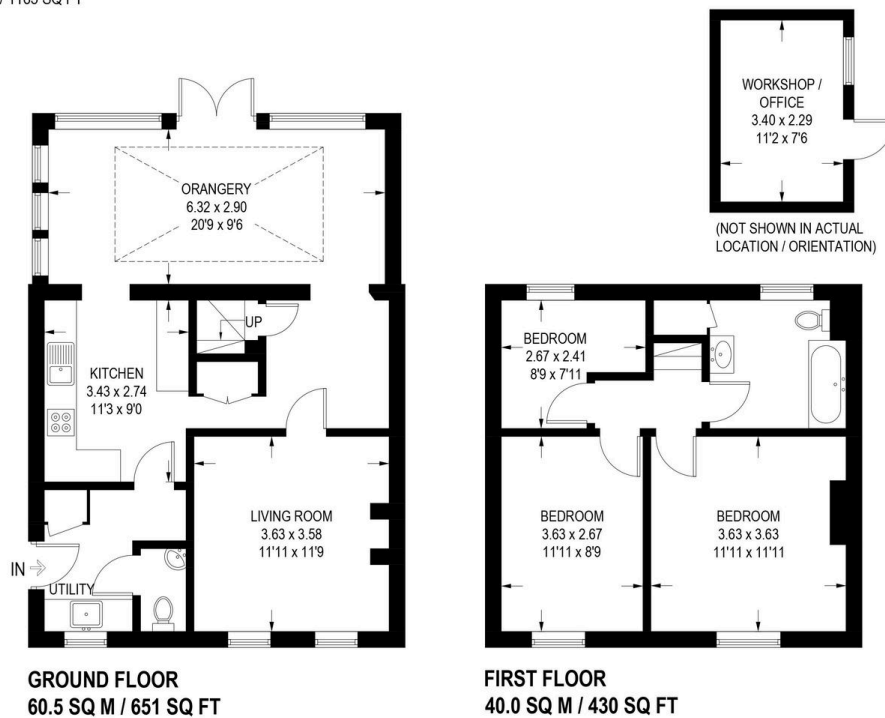


Illustration for identification purposes only,  
 measurements are approximate, not to scale.

Guide Price £450,000 - £475,000. An exceptional opportunity has arisen to acquire this beautifully presented, three-bedroom cottage in the picturesque village of Troway. This charming property boasts uninterrupted countryside views to both the front and rear. Although Troway enjoys a truly rural feel, it is conveniently located within easy reach of Sheffield and Chesterfield, with most amenities just a short drive away. The property is nestled within the Moss Valley

conservation area, offering stunning surrounding landscapes and scenic walks. Property ref RB0377.