





# Rainbow End, Ashford Lane

Bakewell, DE45 1NJ

A three/four bedroomed detached family home conveniently located on the edge of the village of Ashford-in-the-Water, benefitting from integral single garage, extensive off road parking and delightful gardens. Occupying a superb location, close to Monsal Head and the Monsal Trail, this deceptively spacious home has versatile accommodation arranged over two floors extending to around 2000 sq ft.

A composite front door opens to an entrance porch which leads to a large dining kitchen with tiled flooring running throughout and with space for a large family table and chairs. The kitchen features a range of panelled units with extensive work top space incorporating a peninsular unit. The kitchen features a ceramic sink and drainer and integrated appliances including double oven, four burner ceramic hob with extractor over, under counter fridge and dishwasher.

Accessed off the kitchen, is a large utility room with further unit storage, work top space and stainless steel sink and drainer. The utility room has tiled flooring, a space for washing machine and other appliances, excellent storage and door to the integral single garage. From the utility room a door opens to the garden.



- Three/four bedroomed detached family home on the edge of Ashford-in-the-Water
- Three reception rooms including sitting room with multi fuel stove
- Ensuite master bedroom
- Tenure: Freehold, Council Tax Band F
- Extensive off road parking and integral single garage
- Conservatory
- UPVC double glazing throughout
- Dining kitchen & large utility room
- Family bathroom and separate ground floor shower room
- Offered to the market with no onward chain





At the heart of the property, an inner hallway with solid wood flooring and large storage cupboard provides access to all rooms. The sitting room is a rear facing room with large window providing excellent natural light and garden aspect. The focal point of the room is a stone fireplace with multi fuel stove. Accessed off the sitting room is a further reception room with pleasant front aspect, ideal as a home office or study. A downstairs shower room comprises low flush WC, counter top wash basin, shower enclosure with chrome attachment and chrome heated towel rail. A further reception room is ideal as a playroom or fourth ground floor bedroom. The room features WC with wash basin and there is access to a conservatory.

From the kitchen, stairs rise to a large first floor landing with fitted cupboard and extensive eaves storage. Master bedroom one is a double bedroom with dual aspect, excellent attic storage and two windows providing superb natural light. The master bedroom also has a counter top wash basin and shower enclosure with chrome attachment.

Bedroom two is a rear facing double bedroom with Velux window overlooking the garden. Bedroom three is a front facing double bedroom with a lovely view across the garden towards Longstone Edge. The family bathroom with a white suite completes the accommodation and comprises bath with chrome taps, low flush WC and pedestal wash basin.

Outside, to the front of the property is extensive off road parking for several vehicles leading to the integral single garage with electric roller door. There is further parking to the side of the property. The front garden is predominantly laid to lawn with floral borders and two apple trees. To the rear of the property is a large patio area, ornamental pond and timber shed / workshop included in the sale.





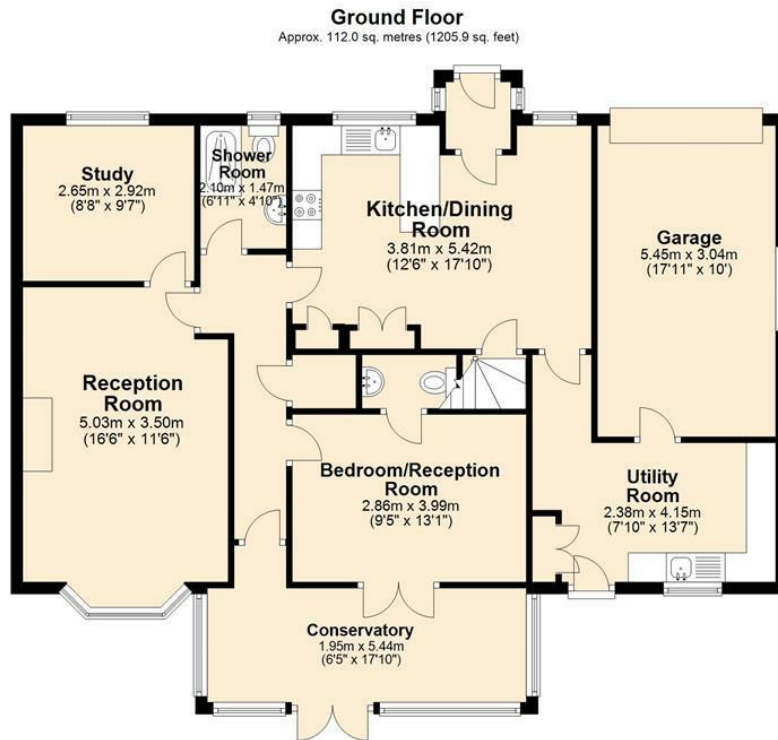












Total area: approx. 185.7 sq. metres (1999.2 sq. feet)

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.





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