

EADON
LOCKWOOD
& RIDDLE
ESTD 1840

20, Wyebank, Bakewell, DE45 1BH

20, Wyebank

BAKEWELL, DE45 1BH

Price : Offers In The Region Of £480,000

Tenure : Freehold

EPC Rating : E

Council Tax : Band E

Local Authority : Derbyshire Dales

- A five bedroomed semi-detached family home in the market town of Bakewell
- Driveway parking and integral garage
- Delightful gardens to front and rear
- Lovely views across Bakewell Park
- Three double bedrooms, two single bedrooms
- Family bathroom and shower room
- Spacious sitting room
- Kitchen with central island
- Cloakroom/WC
- Offered to the market with no onward chain



A charming, five bedroomed semi detached family home beautifully positioned backing on to Bakewell Park benefitting from a lovely garden, off road parking and integral garage. This substantial family home has well planned accommodation arranged over two floors including large reception room, dining kitchen and two bathrooms/shower rooms. Occupying a superb position in a quiet no through road the property has direct and level access to Bakewell Park and the amenities of the town.



A composite front door opens to an entrance hall with access to ground floor accommodation and access to the first floor. The spacious bay windowed sitting room is dual aspect with pleasant garden aspect and view across the Park. The focus of the room is a living flame gas fire and there is space for a dining table and chairs. The kitchen features a range of white gloss units with extensive worktops incorporating four burner hob, integral oven and space for a standalone fridge freezer, dishwasher and washing machine. The kitchen features an island, original fitted cabinets and a sink and drainer is set beneath a window overlooking the garden with views of Bakewell Park. An opening from the kitchen leads to an conservatory with French doors giving access to the garden.

From the kitchen a side entrance hall has a cloakroom/WC and door opening to the integral garage with up and over door, shelving and coal store. A Valiant combi boiler is housed in the garage.

Stairs lead to the first floor landing with access to all rooms. Bedroom one is a front facing double bedroom with bay window and fitted wardrobe. A further front facing double bedroom features fitted wardrobes and a similar view. The family bathroom features a white suite consisting of a low flush WC, bath and wall mounted wash basin. Bedroom three is a further double bedroom with fitted wardrobes and a pleasant view over Bakewell Park. Two single bedrooms complete the accommodation both with views across Bakewell Park. A family shower room completes the accommodation with low flush WC, wall mounted wash basin and separate shower enclosure.

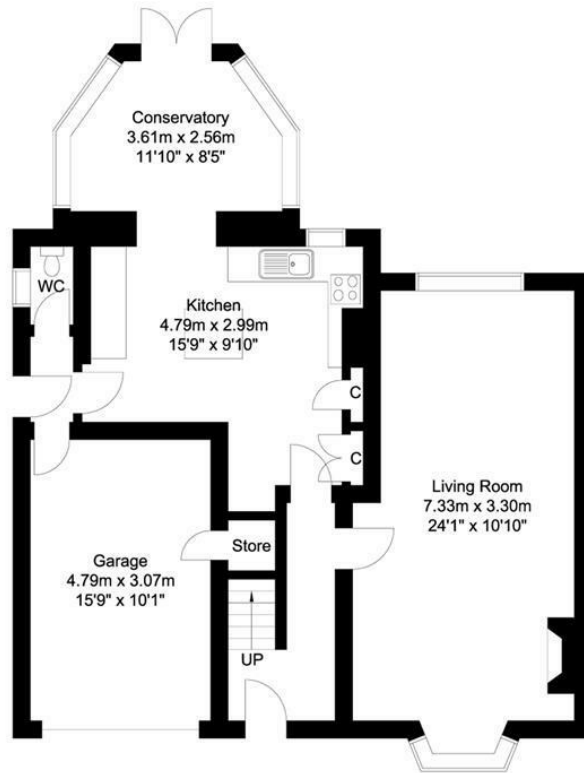
Outside to the front of the property is stone flagged driveway parking leading to the integral garage. The garden is laid to lawn with deep floral borders, decorative wrought iron fencing and attractive silver birch. To the rear of the property is a west facing garden with patio area, garden laid to lawn and deep floral borders. The boundaries are defined by stone walling, mature trees and direct access to Bakewell Park. A timber summer house with power and covered deck area is included in the sale.



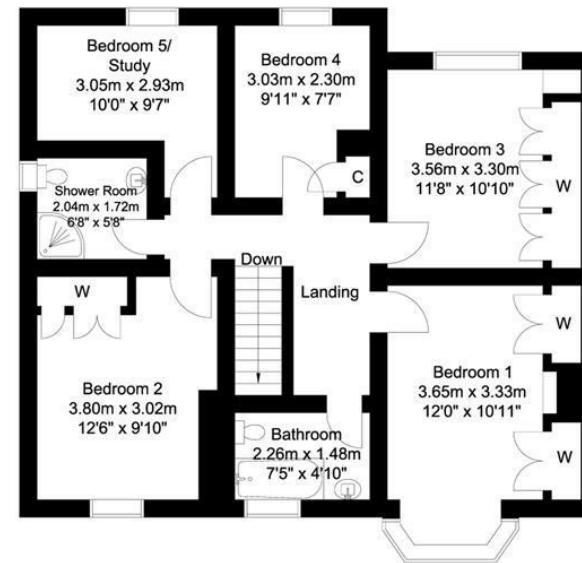




Ground Floor
84 sq m/904.16 sq ft
Approx.



First Floor
75 sq m/807.29 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 @2024

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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