



Broadstones, Station Road

Bakewell, DE45 1GA

A substantial five bedroomed detached family home conveniently located in the market town of Bakewell, benefitting from integral garage, extensive off road parking and generous gardens. Occupying an elevated position with far reaching views across local countryside, this substantial family home has spacious accommodation arranged over two floors with two reception rooms, dining kitchen and en-suite master bedroom.

The front door opens to the entrance porch which leads to the inner hallway with cloakroom/WC and storage cupboard. The principle sitting room lies at the heart of the property with two windows enjoying lovely views across Bakewell. The focal point of the room is provided by a stone fireplace with living flame gas fire. An arched doorway leads to the dining room. The dining kitchen has tiled flooring running throughout with dual aspect and French windows to the garden. The kitchen features a range of panelled units with granite worktops incorporating sink and a half, dishwasher, under counter fridge, wine fridge and five burner range cooker with extractor



- Five bedroomed detached residence in Bakewell
- Lovely gardens and 1/4 acre plot
- Two reception rooms
- Freehold. Band G Council tax

- Stunning views across local countryside
- Dining kitchen with door to the garden
- En-suite master bedroom

- Gated off road parking and garage
- Utility room/ second kitchen
- Family bathroom and further shower room



hood over. There is ample space for a family sized table and chairs and French windows open to the patio terrace at the rear of the property. Accessed off the inner hallway is a large utility room/second kitchen with further unit storage, stainless steel sink and drainer, further oven and four burner gas hob with extractor over. There is space for fridge freezer, under counter washing machine, dishwasher and further fridge freezer. From the utility room there is access to the garden.

Stairs rise to the first floor landing with access to all rooms. Bedroom one is a large double bedroom with front facing aspect with lovely views, fitted wardrobes, walk in wardrobe and en-suite shower room. The en-suite comprises low flush WC, shower enclosure and counter top wash basin. Bedroom two is a further double bedroom with dual aspect and views across surrounding countryside. Bedroom three and four are further double bedrooms with delightful front facing views. Bedroom five is a box room currently used as a home office. The family bathroom comprises low flush WC, pedestal wash basin, bath and separate shower enclosure. Across the landing is a further WC.

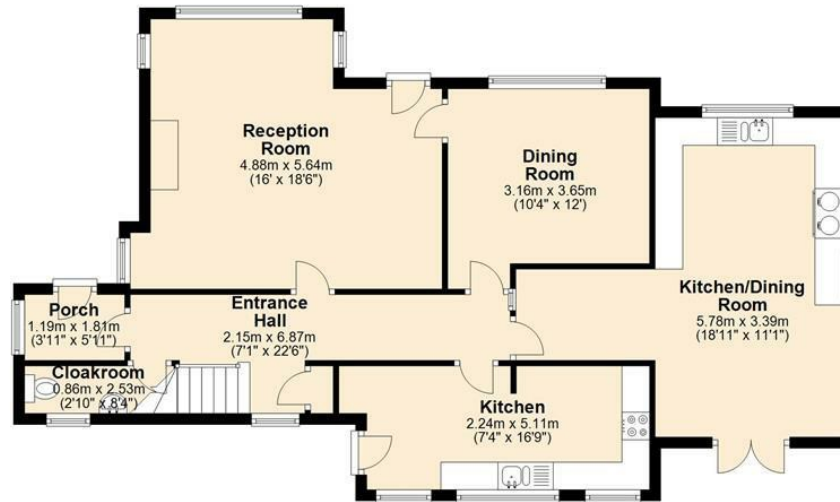
Outside, to the front of the property electric gates open to a tarmac parking and turning area. There is access to the integral single garage. To the front of the property is a landscaped garden featuring patio areas and lawn. To the rear of the property is a landscaped garden with large stone flagged patio area and garden laid to lawn.



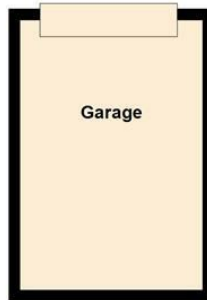




Ground Floor
Approx. 89.1 sq. metres (958.5 sq. feet)



Basement
Approx. 16.1 sq. metres (173.8 sq. feet)



First Floor
Approx. 90.6 sq. metres (975.0 sq. feet)



Total area: approx. 195.8 sq. metres (2107.3 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.



Bakewell
 3 Royal Oak Place
 Matlock Street
 Bakewell DE45 1HD
 T: 01629 700699
 E: bakewell@elr.co.uk

Banner Cross
 888 Ecclesall Road
 Banner Cross
 Sheffield S11 8TP
 T: 01142 683388
 E: bannercross@elr.co.uk

Dore
 33 Townhead Road
 Sheffield
 S17 3GD
 T: 0114 2362420
 E: dore@elr.co.uk

Hathersage
 Main Road, Hathersage
 Hope Valley
 Derbyshire S32 1BB
 T: 01433 651888
 E: peakdistrict@elr.co.uk

Rotherham
 149 Bawtry Road
 Wickersley
 Rotherham S66 2BW
 T: 01709 917676
 E: wickersley@elr.co.uk

**EADON
 LOCKWOOD
 & RIDDLE**
 ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.