



Tree Tops,

Coombs Road, Bakewell, DE45 1AQ

A stunning, four bedroomed, extended residence beautifully positioned off Coombs Road, Bakewell standing in charming gardens with large garage, car port and driveway parking. This is an exceptional home has spacious and immaculately presented accommodation with stunning open plan layout including sun lounge and garden room with spectacular views across local countryside.

A contemporary style front door opens to an entrance hall with cloakroom/WC and fitted storage. Double doors open to a spacious L-shaped sitting room with vaulted ceiling, rear facing window and contemporary style wood burning stove. Double doors open to a formal dining room with vaulted ceiling and bi-fold doors lead to the garden.

The kitchen features a range of panelled units with extensive granite worktops incorporating a four-burner hob with extractor hood, double oven, combi oven (a microwave and fan oven) and dishwasher and drinks fridge. The kitchen incorporates space for a standalone fridge freezer and sink and drainer is set beneath a rear facing window with pleasant view towards Manners Wood.

An opening from the sitting room leads to a south facing sun lounge with bi-fold doors opening to the garden and atrium window. This impressive room has lovely views across the Wye Valley towards Stanton in the Peak and underfloor heating.

Steps lead to the master suite, a spacious double room with outstanding views, fitted storage and en-suite bathroom. The bathroom features a bath with shower over, a separate shower enclosure with chrome fittings, counter top wash basin, low flush WC, chrome heated towel rail.

From the sitting room an inner hallway with fitted shelving and storage provides access to further rooms. A garden room features bi-fold doors, floor to ceiling glass and atrium window. There are lovely views across the garden towards Manners Wood, underfloor heating and fitted storage.

Accessed from the garden is a utility room with unit storage, worktop space, sink and drainer. There is space and plumbing for a washing machine and dryer.

Bedroom two is a double bedroom with fitted wardrobe and rear facing views. Bedroom three is a further double bedroom with fitted wardrobe and internal aspect across the sun lounge. Bedroom four is currently used as a music room with fitted storage and pleasant garden aspect.

A family shower room completes the accommodation with a modern suite comprising of over-sized wall-mounted wash basin, low flush WC, walk-in shower enclosure with chrome fittings and heated towel rail.



- Impressive four bedroomed bungalow in highly sought after location
- Stunning open plan sitting room with contemporary stove
- Dining room with bi-fold doors to garden
- Garden room and sun lounge with atrium windows and bi-fold doors to the garden
- Well-equipped kitchen with granite worktops
- Utility room
- Master suite and three further double rooms
- Family shower room
- Delightful gardens
- Garage, car-port and driveway parking

Garage, Carport and Parking

Fronting the property is driveway parking for up to three vehicles leading to a large garage/workshop with electric roller door. Adjoining the garage is a covered car-port with parking for one vehicle.

Gardens

Tree Tops stands beautifully within its gardens and enjoys lovely views towards Manners Wood. In a southerly direction there are views across the Wye Valley towards Stanton in the Peak.

The south facing garden features a stone flagged patio area and level lawn, an array of shrubs and small trees.

To the rear of the property is a delightful garden laid to lawn with landscaping, deep floral borders and views towards Manners Wood. The garden has many areas to sit including summerhouse and stone chipped seating area, ideal for morning sun. The garden features external lighting, outside power and a timber shed and log store which are included in the sale.

Tenure - Freehold

Band G council tax Derbyshire Dales









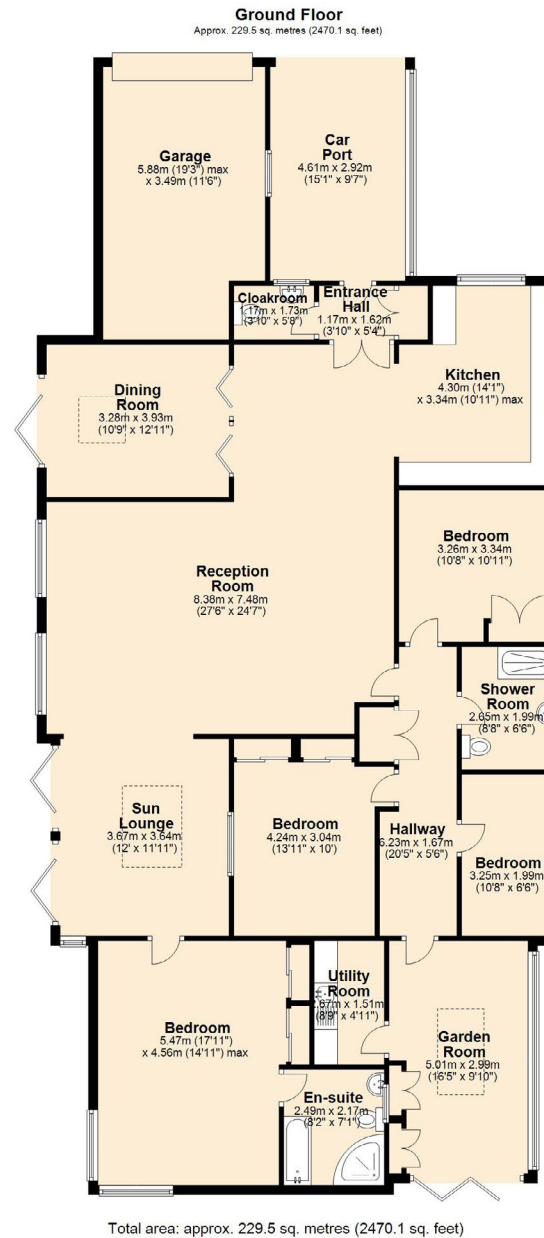




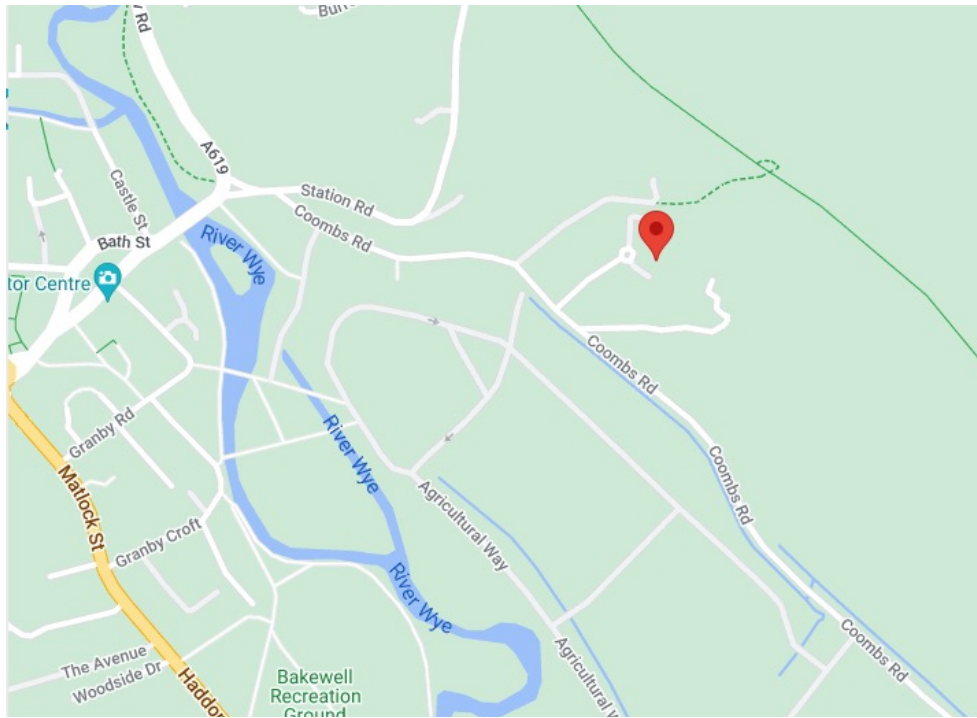




Floorplan



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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