



Sandiway, 3 Haddon Road

Bakewell, DE45 1AW

A three bedroom semi-detached family house on the edge of Bakewell, in a superb location within easy walking distance of the town centre, and with views across the River Wye. There is driveway parking plus a detached stone garage, gardens at front and back.

The house, on two floors, is in need of some renovation, although it has recent UPVC double glazing throughout, including external doors. A modern gas boiler was installed last September, providing hot water and central heating for radiators throughout the house.

The front door leads into a hallway, from which stairs rise to the first floor. Off the hall, the sitting room looks out over the front garden through a bay window, and an open fireplace makes for cosy winters. The kitchen has units with worktops and stainless-steel sink and drainer. There is space



- Three-bedroom semi-detached home
- Dining room and dining kitchen
- Views across the River Wye
- Freehold. Band C Council Tax

- Two double bedrooms, one single bedroom
- Driveway parking to the front and side of the property
- Spacious family bathroom

- Sitting room with bay window
- Garage
- Offered to the market with no onward chain



for a stand-alone cooker, fridge/freezer and washing machine. A rear-facing window overlooks the garden, with a distant view towards Manners Wood.

The adjoining dining room also faces the back garden. From the kitchen, a glazed door leads to the driveway, garage and front and back gardens. Dining room and kitchen could easily be knocked through. It would further be feasible to extend through the back wall of the dining room to create a spacious L-shaped kitchen dining room.

From the first floor landing, the master bedroom is a large double room with attractive fitted wardrobes and a bay window. Bedroom two is another double room with fitted wardrobes and beautiful views across the garden and the River Wye to the trees and hills beyond. Bedroom three is a generous single room with the same lovely views. The family bathroom has a low-flush WC, pedestal wash basin, and a bath/shower, all working but in need of modernisation.

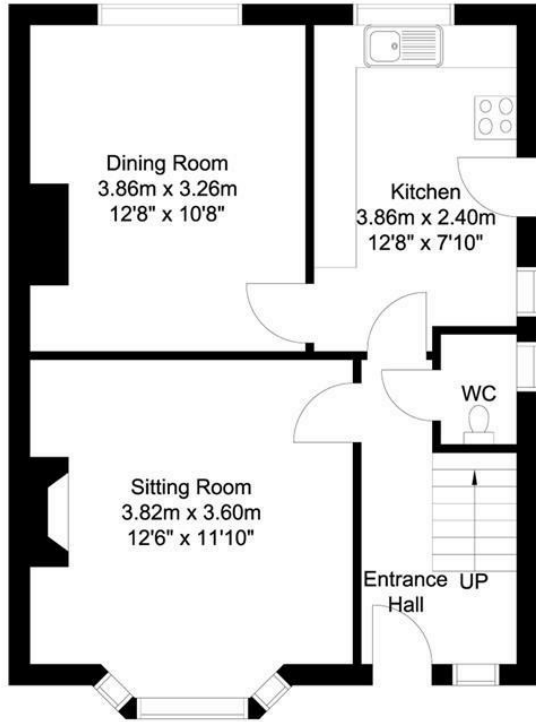
The gardens at front and back have lawns, flowerbeds, stone walls, a greenhouse and large wooden shed/workshop.



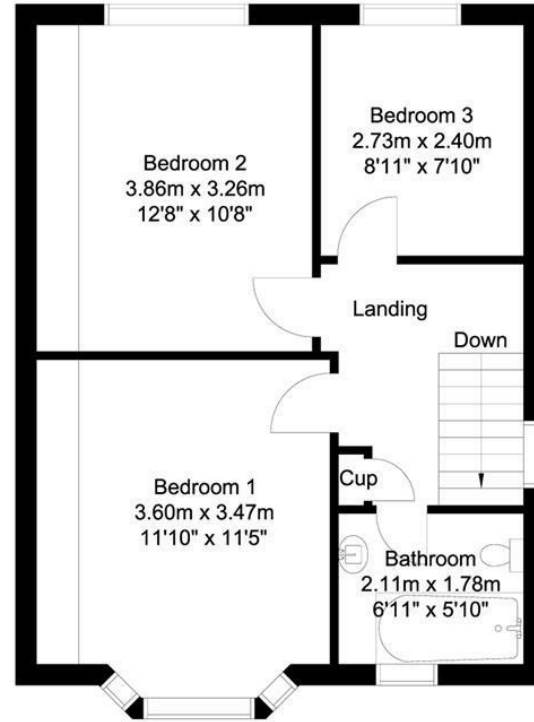




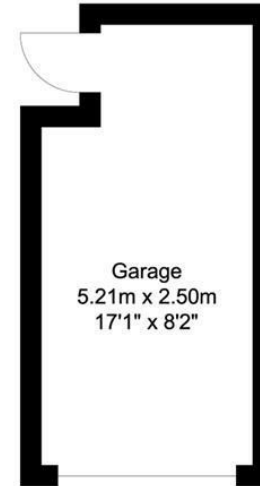
Ground Floor
44 sq m/473.61 sq ft
Approx.



First Floor
44 sq m/473.61 sq ft
Approx.

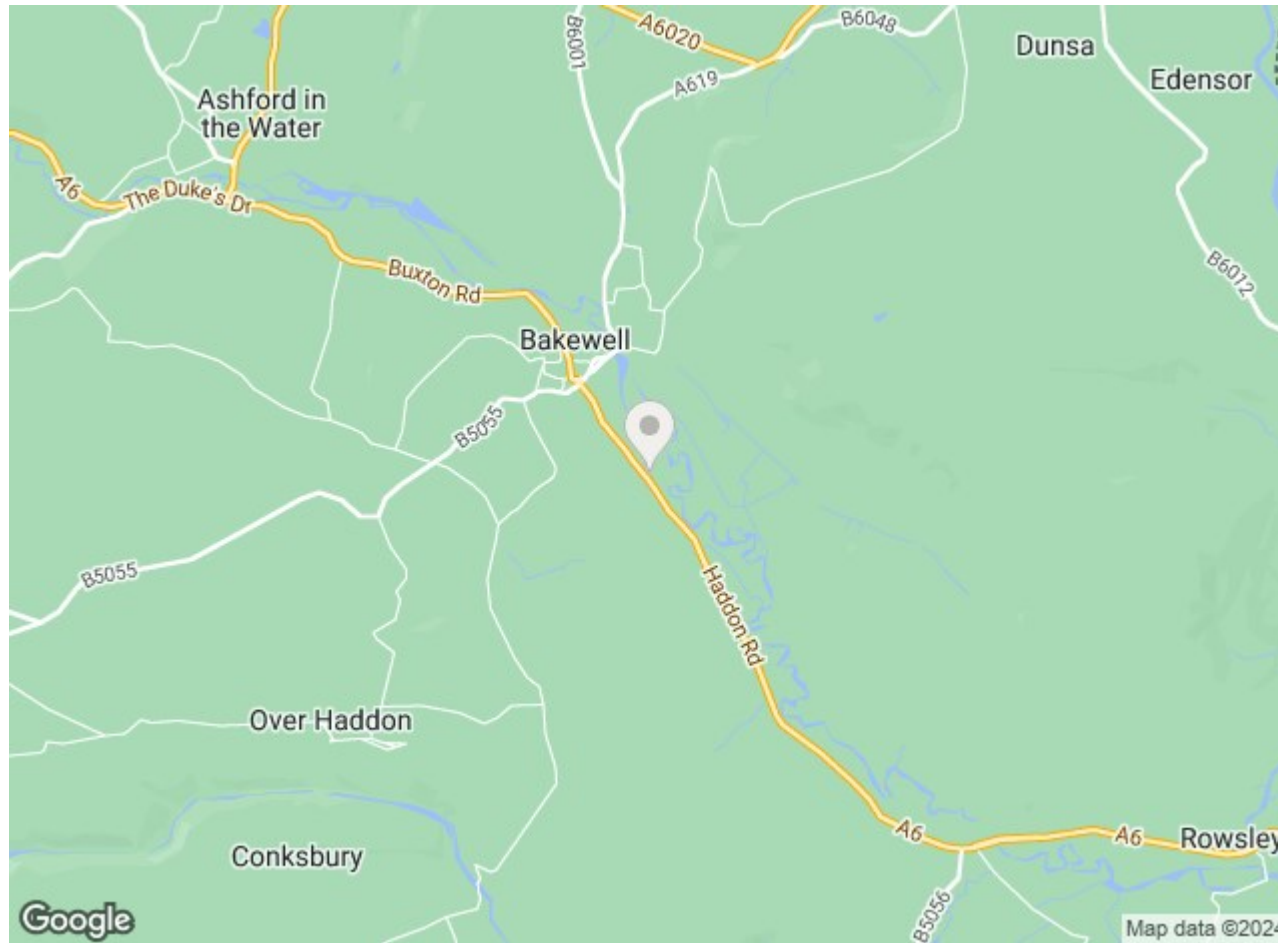


Outbuilding
12 sq m/129.16 sq ft
Approx.



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

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