



Cornerways, 45 Wyedale Crescent

Bakewell, DE45 1BE

A magnificent three bedroomed detached family home, standing in delightful gardens with far reaching views across Bakewell, benefitting from private driveway, off-road parking and an integral double garage. Occupying a superb corner plot, approaching a quarter of an acre, this beautifully appointed family home has flexible accommodation arranged over two floors including two stunning reception rooms, en-suite master bedroom and a delightful garden room.

The front door opens to a broad entrance hall which provides access to all living accommodation and bedrooms. An L-shaped reception room enjoys stunning views across Bakewell, towards Manners Wood and the golf course. This lovely space is well-suited to entertaining with the focal point of the room provided by a Derbyshire stone fireplace with balanced flue gas fire. Double doors open to a lovely sitting room with floor-to-ceiling side window, study area and gas stove. French windows open to the garden allowing natural light to fill the room.

At the heart of the property is a generous breakfast kitchen featuring an extensive range of units surmounted by quartz worktops with peninsula unit and dining area. The fitted kitchen incorporates, a double oven, 5 burner gas hob with extractor over, two undercounter fridges and a freezer. A sink and drainer is set beneath a rear facing window enjoying a lovely garden view.



- Detached three bedroomed family home in the popular market town of Bakewell
- Superb views across Bakewell towards Manners Wood and the golf course
- En-suite master bedroom and two further double bedrooms
- Internal viewing essential
- Private driveway, off-road parking and double garage
- L-shaped reception room with balanced flue gas fire
- Garden room and utility room
- Magnificent corner plot extending to approx. quarter of an acre
- Breakfast kitchen with peninsular unit and dining area
- Stunning well-maintained garden



Adjoining the kitchen is a spacious utility room with further unit storage, WC, sink and drainer and plumbing for washing machine and dryer.

A delightful garden room is accessed from the kitchen, with French windows opening to the garden and south westerly aspect ensuring sun virtually all day long.

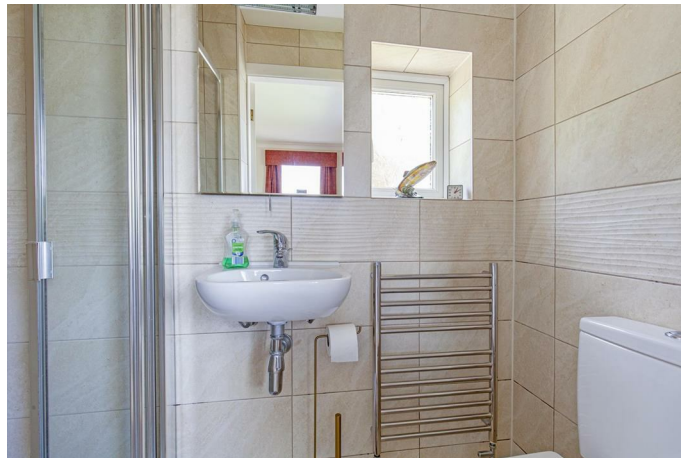
Accessed from the entrance hall, a master bedroom with fitted wardrobes and en-suite shower room enjoys stunning views towards Manners Wood. Two further double bedrooms overlook a well-kept side garden with woodland views beyond. A family bathroom completes the accommodation comprising a pedestal washbasin, low flush WC, chrome heated towel rail, bath and separate shower enclosure.

Outside, to the front of the property is a private driveway, providing access to the double garage and further off-road parking. Fine gardens surround the property to all sides with well-kept shaped lawns, deep floral borders, and magnificent views across Bakewell. To the rear the south west facing garden offers a good degree of privacy with hedging, seating areas and various specimen plant species.

A versatile store/workshop is accessed from the side of the property with potential as a hobby room or home office. A further side door opens to integral double garage, with up and over electric doors. From the garage there is also further storage beneath the property.





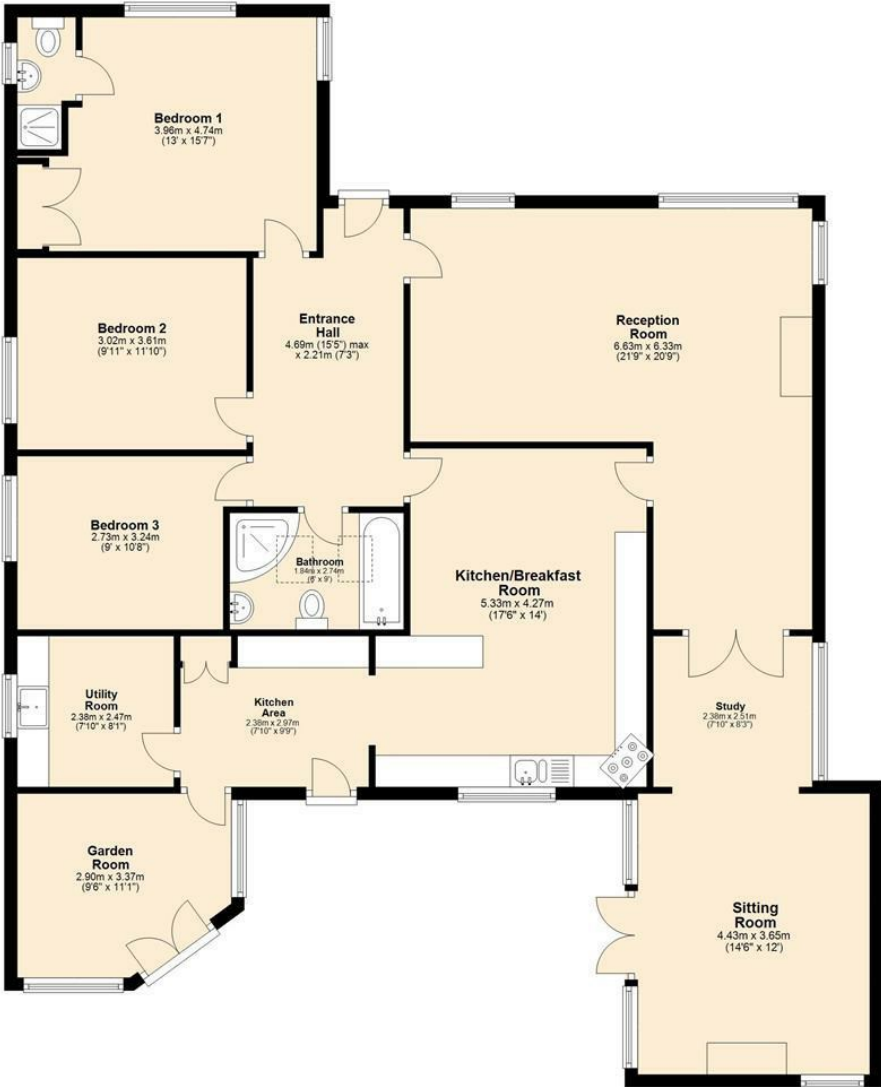
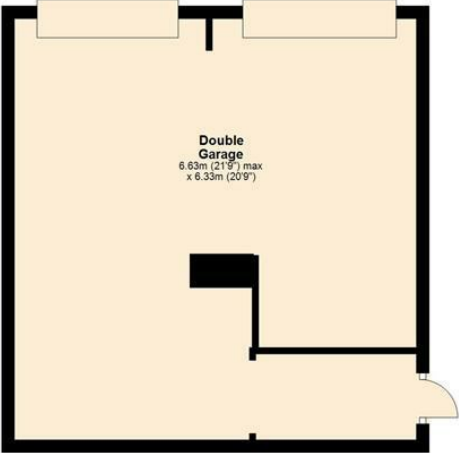


Raised Ground Floor

Approx. 153.9 sq. metres (1656.1 sq. feet)

Ground Floor

Approx. 58.1 sq. metres (625.5 sq. feet)



Total area: approx. 212.0 sq. metres (2281.7 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

Bannercross
 888 Ecclesall Road
 Bannercross
 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

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 LOCKWOOD
 & RIDDLE**
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