



The Firs, The Avenue

Bakewell, DE45 1EQ

Characterful stone built semi detached family home with four double bedrooms, off road parking and garaging. The charming property retains many original period features and has a lovely private garden and conservatory to the rear. Situated in a quiet cul de sac close to Bakewell town centre the property is offered for sale with VACANT POSSESSION.

The generously proportioned accommodation briefly comprises: Traditional period timber front door opening to the reception hallway with stairs to the first floor with understairs storage area. Door off to the sitting room which has a dual aspect and original marble fireplace with cast iron insert. At the end of the hallway is a shower room with wc and hand wash basin. Further door through to the dining room with a feature fireplace with timber surround and decorative tiled insert and tiled hearth. Original recessed pot cupboard.



- STONE BUILT PERIOD FAMILY HOME
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM AND GROUND FLOOR SHOWER ROOM
- ORIGINAL PERIOD FEATURES THROUGHOUT
- OFF ROAD PARKING AND SINGLE STONE BUILT GARAGE
- PRIVATE MATURE GARDENS
- TIMBER VICTORIAN STYLE CONSERVATORY
- QUIET CUL DE SAC LOCATION IN CENTRAL BAKEWELL
- LADY MANNERS SCHOOL CATCHMENT
- VACANT POSSESSION



To the rear of the property is the dining kitchen with a range of wall and base units with a gas hob with extractor above and a single electric oven. Separate traditional pantry with stone shelving. Door giving access to the rear garden. Further door through to the scullery/utility area with kitchen cabinetry and space and plumbing for an automatic washing machine. Useful storage room off. Steps down to the rear conservatory accessed via a stable type door. The timber conservatory has a polycarbonate roof and access to the traditional coal store.

At first floor are two double bedrooms, one with an original cast iron fireplace. Family bathroom with the original roll top bath and hand wash basin and wc.

On the second floor are a further two double bedrooms, one with original cast iron fireplace. Boiler room with velux window.

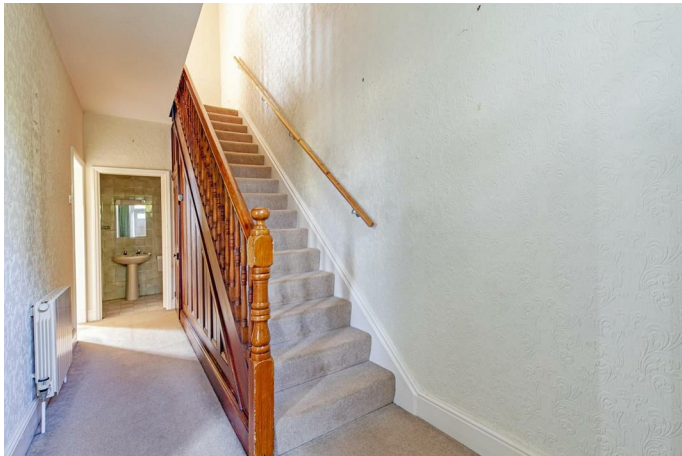
Original sash windows and period doors throughout.

There is a traditionally planted pretty garden to three sides with original decorative ironwork railings and a gate. Mature trees and shrubs and planted flowerbeds. Driveway and single stone built garage with up and over door.

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Total area: approx. 213.5 sq. metres (2298.0 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.



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