



19, Burton Edge

Bakewell, DE45 1FQ

A three double bedroomed semi-detached family home, conveniently located on Burton Edge, Bakewell, benefitting from off road parking for two vehicles, generous rear garden and lovely views towards Longstone Edge and Manners Wood. Occupying a quiet setting in South West Bakewell, this family home has spacious accommodation arranged over two floors and is well-suited for family life with utility room, downstairs WC, dining kitchen and dining conservatory. The property is offered to the market with no onward chain and features gas central heating and UVPC double glazing throughout.

A UVPC front door opens to an entrance hall with under stairs storage and stairs rising to the first floor. An archway leads to a utility area with space and plumbing for washing machine/dryer, unit storage and worktop space. Accessed from the utility area, is a cloakroom WC.

The stylish dining kitchen features a range of panelled units with extensive worktop space with integrated appliances and space for



- A three double bedroomed semi-detached home in Bakewell
- Utility area and cloakroom WC
- Generous accommodation and good-sized garden
- Great family home, rental investment or holiday rental
- Sitting room with log burning stove
- Three double bedrooms all with wonderful views
- UVPC double glazing throughout
- Dining kitchen and dining conservatory
- Family bathroom
- Offered to the market with no onward chain



stand-alone fridge/freezer. There is space for dining table and chairs and a stainless-steel sink and drainer is set beneath a rear facing window, overlooking the garden.

A door leads to a spacious sitting room with front facing aspect. The focal point of the room is provided by a stone-built fireplace with contemporary style log burning stove.

Accessed from the utility area is a dining conservatory with tiled flooring and space for family dining and chairs and further seating area. A UVPC door opens to the garden.

Stairs rise to the first-floor landing with access to all rooms. Bedroom one is a large double bedroom with rear facing view across the rear garden. This bedroom is currently used as a gym but has good dimensions and view towards Longstone Edge. Bedroom two is a front facing double bedroom with a pleasant outlook across Burton Edge with Manners Wood in the distance. Bedroom three is a further double bedroom with rear facing view across Bakewell, towards Longstone Edge. The family bathroom features a white suite consisting of low flush WC, pedestal wash basin, bath with chrome shower over and chrome heated towel rail. Accessed off the landing, a loft hatch providing access to the attic.

To the front of the property, is off road parking for two vehicles. There is screening from the road and external contemporary lighting. There is pedestrian access to the side of the property leading to a garden laid to lawn with large patio area and gravel garden. From the garden, there are exceptional views across Bakewell towards Manners Wood and Longstone Edge. A timber shed is included in the sale.

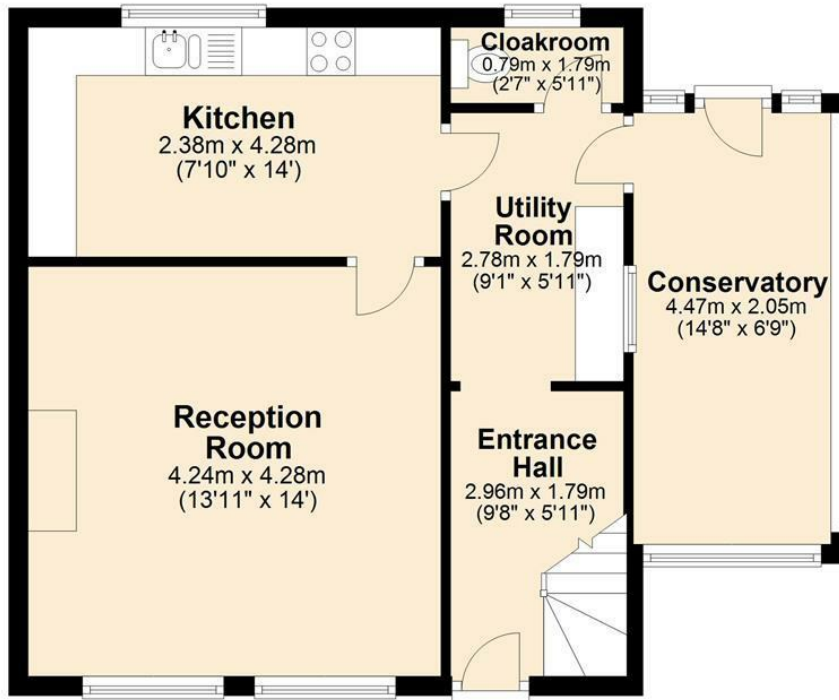






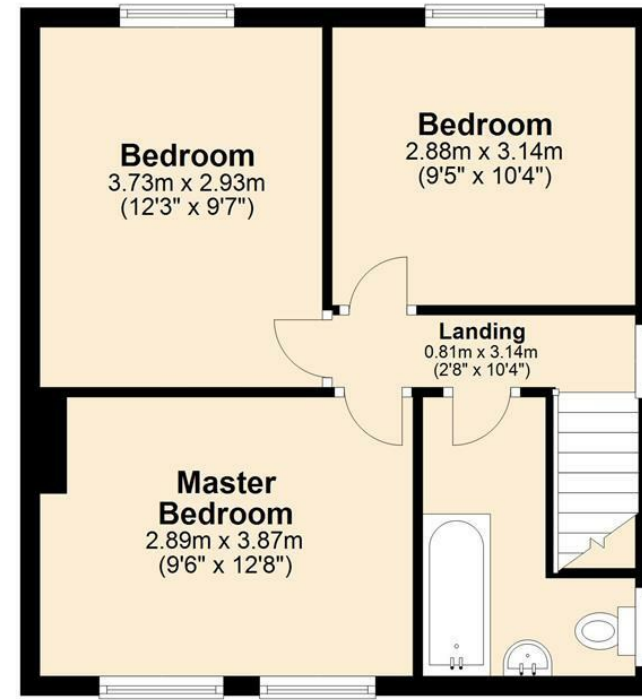
Ground Floor

Approx. 51.1 sq. metres (549.6 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



Total area: approx. 92.5 sq. metres (996.0 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.



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.