



89, Moorhall Estate

Bakewell, DE45 1FP

A three bedroomed semi detached family home, conveniently located in Moorhall, Bakewell, benefitting from a block paved driveway, providing parking for two vehicles and a delightful south facing rear garden. Occupying a superb location in south west Bakewell with far reaching views, this beautifully presented home has accommodation over two floors and is offered to the market with no onward chain.

A UPVC front door opens into the entrance hall with access to ground floor accommodation and stairs to the first floor. A door opens into the sitting room enjoying a front facing aspect and a large window provides excellent natural light. An opening leads to a large open plan living/dining area the dining area has French doors that lead to the garden and there is plenty of space for a large family size table and chairs. The adjoining semi open plan kitchen, has a peninsular



- Three years Derbyshire occupancy clause applies
- Dining room with French doors to the garden
- Two generous double bedrooms, one single bedroom
- Offered to the market with no onward chain

- Three bedroom semi detached family home in Moorhall Bakewell
- Open plan stylish kitchen
- Family bathroom

- Sitting room
- Downstairs cloakroom /WC
- Large south facing garden with views



unit with breakfast bar and a range of high gloss units with work tops over, incorporating a stainless steel sink unit and drainer, double Neff oven, Neff induction hob with extractor over and space for washing machine and dryer. A rear facing window enjoys a garden aspect with distant views towards Manners Wood and a side facing door leads to the garden. Accessed off the kitchen is a cloakroom WC featuring wash basin, low flush WC. Along with storage.

Stairs rise to the first floor landing with useful storage cupboard and access to all rooms, bedroom one is a rear facing double bedroom with lovely view across the garden towards the town, bedroom two is a front facing double bedroom and bedroom three is a single bedroom with fitted storage. The family bathroom completes the accommodation featuring a white suite, low flush WC wash basin, bath with chrome shower over and chrome heated towel rail.

Outside, to the front of the property is a block paved driveway parking for two vehicles with turning space. To the rear of the property is a generous garden laid to lawn, large generous patio area, raised beds and paved platform with timber shed. The garden faces a southerly direction ensuring sunshine virtually all day long.

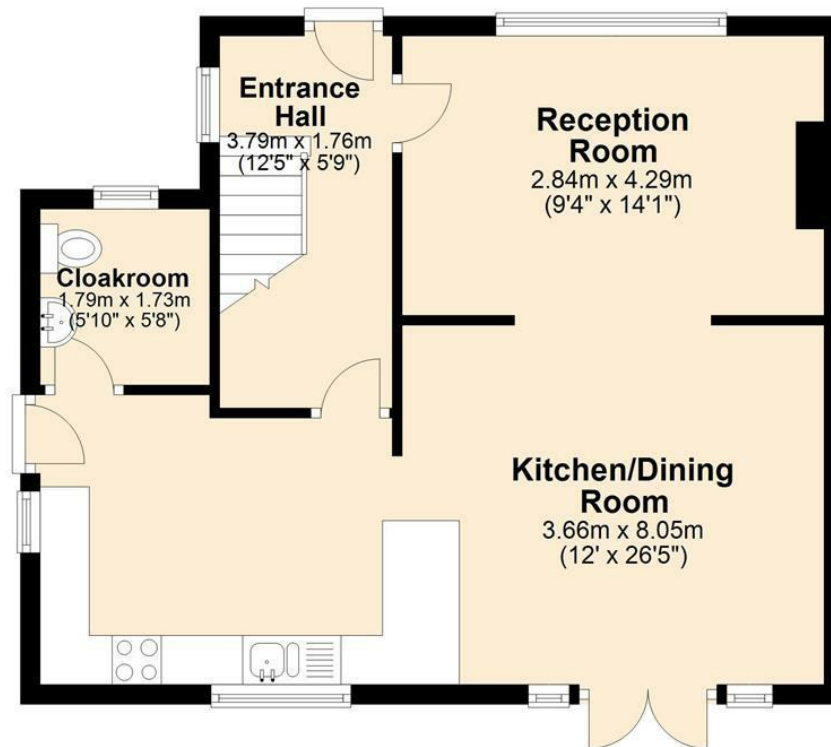






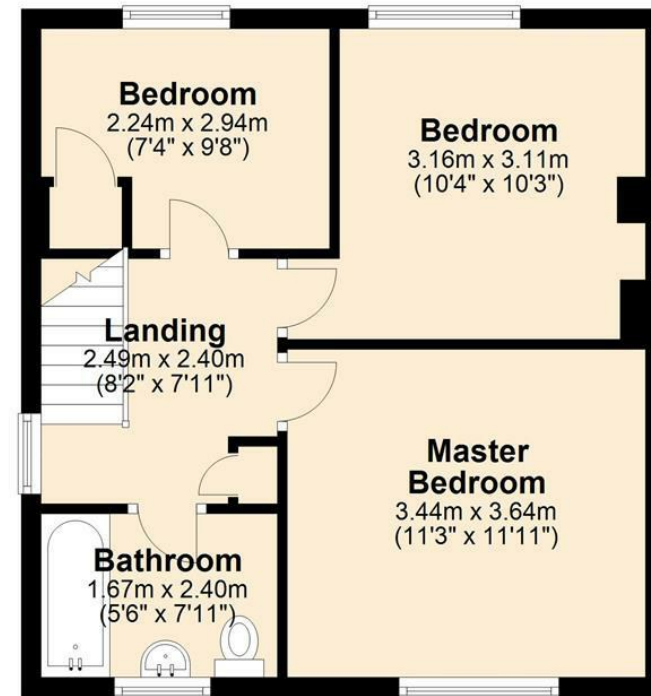
Ground Floor

Approx. 49.4 sq. metres (531.6 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



Total area: approx. 90.0 sq. metres (968.3 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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