



36, Wyedale Crescent

Bakewell, DE45 1BE

A three bedroomed semi-detached family home conveniently located in the market town of Bakewell, benefitting from driveway parking, single garage and easily maintained gardens. Occupying a superb location within easy access of Bakewell facilities, this lovely home has accommodation arranged over two floors with views towards Manners Wood and UPVC double glazing throughout.

The front door opens to an entrance hall with access to the ground floor accommodation and stairs rising to the first floor. The sitting room enjoys a dual aspect with a large front facing window a further window with a pleasant view of the rear garden. There is ample space for a seating area and dining table and chairs.

The kitchen is accessed from the



- Three bedroom semi-detached home in Bakewell
- Kitchen with storage
- Driveway parking and single garage
- Freehold, Band D council tax
- Sitting room with dining area
- Two double and one single bedroom
- UPVC double glazing throughout
- Entrance hall
- Family bathroom
- Views across Bakewell to Manners Wood



entrance hall and has a range of units with worktops over, incorporating stainless steel sink and drainer, over, four burner hob with extractor, undercounter fridge and space/plumbing for a washing machine. The kitchen has a walk in under stair pantry and a upvc door leads to the garden.

The stairs rise to the first floor landing with access to all rooms. Bedroom one is a spacious double room with views across Wyedale Crescent towards local woodland. Bedroom two is a rear facing double room with a view across the garden towards Manners Wood. Bedroom three is a single room with front facing aspect. The bathroom features a suite consisting of low flush wc, pedestal washbasin, bath with electric shower and a chrome heated towel rail.

Outside, to the side of the property is a driveway parking for two cars leading to a single garage.

The front garden is laid to lawn with floral borders. To the rear of the property is a further garden area laid to lawn with floral borders and a patio terrace.

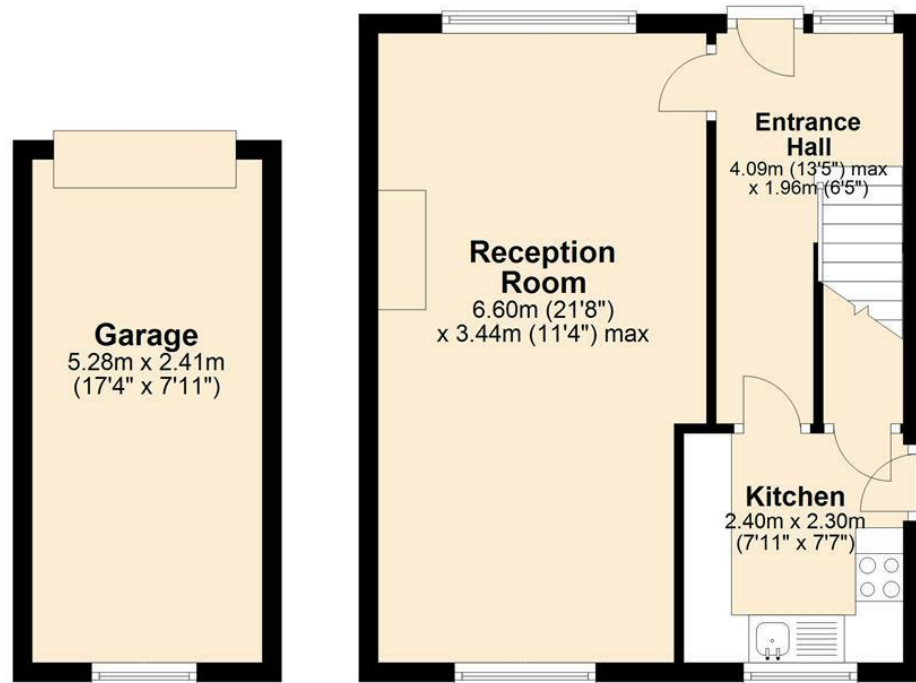






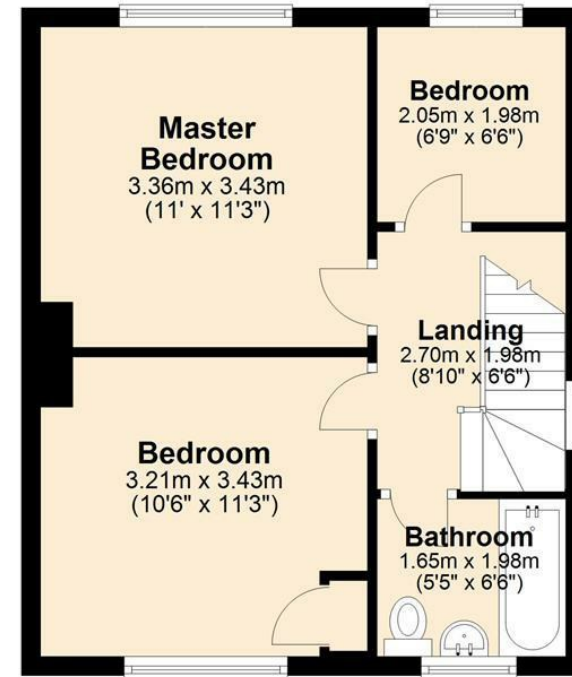
Ground Floor

Approx. 49.0 sq. metres (527.7 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.7 sq. feet)



Total area: approx. 85.3 sq. metres (918.4 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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