



8, Catcliff Close

Bakewell, DE45 1AZ

A composite front door opens to an entrance hall with hanging space and access to ground floor accommodation. An L-shaped inner hallway leads to further living space and a staircase provides access to the first floor. The dining kitchen is a spacious dual aspect room with alternative front door and ample space for large dining table and chairs. The kitchen has a range of panelled units with worktops over incorporating an integrated oven, four burner hob, fridge freezer and space for a dishwasher. A stainless-steel sink and drainer is set beneath a front facing window with a lovely view across Bakewell towards Manners Wood.

The sitting room enjoys a pleasant view across Bakewell and features a living flame electric fire. Accessed from the entrance hall is a utility room with a large sink and a UPVC glazed door opening to the garden. Also accessed from the entrance hall is a versatile room ideal as a home office or additional utility space with small kitchen unit, worktops



- A four double bedroom dormer bungalow in the market town of Bakewell
- Sitting room
- Further versatile home office/ utility room
- Potential for garage
- Off road parking for three cars and spectacular views
- Spacious dining kitchen
- Three ensuite double bedrooms
- Tiered rear garden backing onto woodland
- Utility room
- Offered to market with no onward chain



and sink and drainer. The room has extensive fitted storage which houses the water tank and Worcester Bosch boiler. Alternatively, this room could easily be converted back into a single garage.

Bedroom one is a generous ground floor double bedroom with extensive fitted wardrobes and a pleasant garden aspect. Bedroom two is a further double bedroom with fitted storage and ensuite bathroom. The bathroom features a low flush WC, pedestal wash basin, bidet, bath with shower over and a chrome heated towel rail.

Stairs rise to the top floor landing with access to two further ensuite bedrooms. Bedroom three is a spacious double bedroom with front and rear Velux windows and a ensuite shower room. The ensuite features low flush WC wall mounted wash basin, walk in shower enclosure and chrome heated towel rail. Bedroom four is a further ensuite double bedroom with front facing Velux window and eaves storage. The ensuite features low flush WC, pedestal wash basin, shower enclosure and chrome heated towel rail.

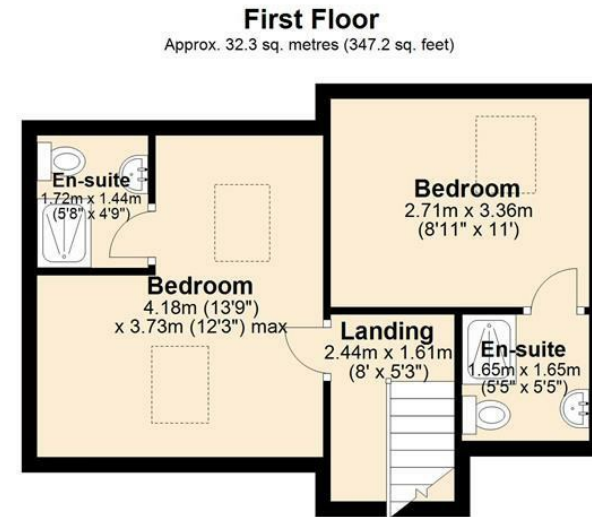
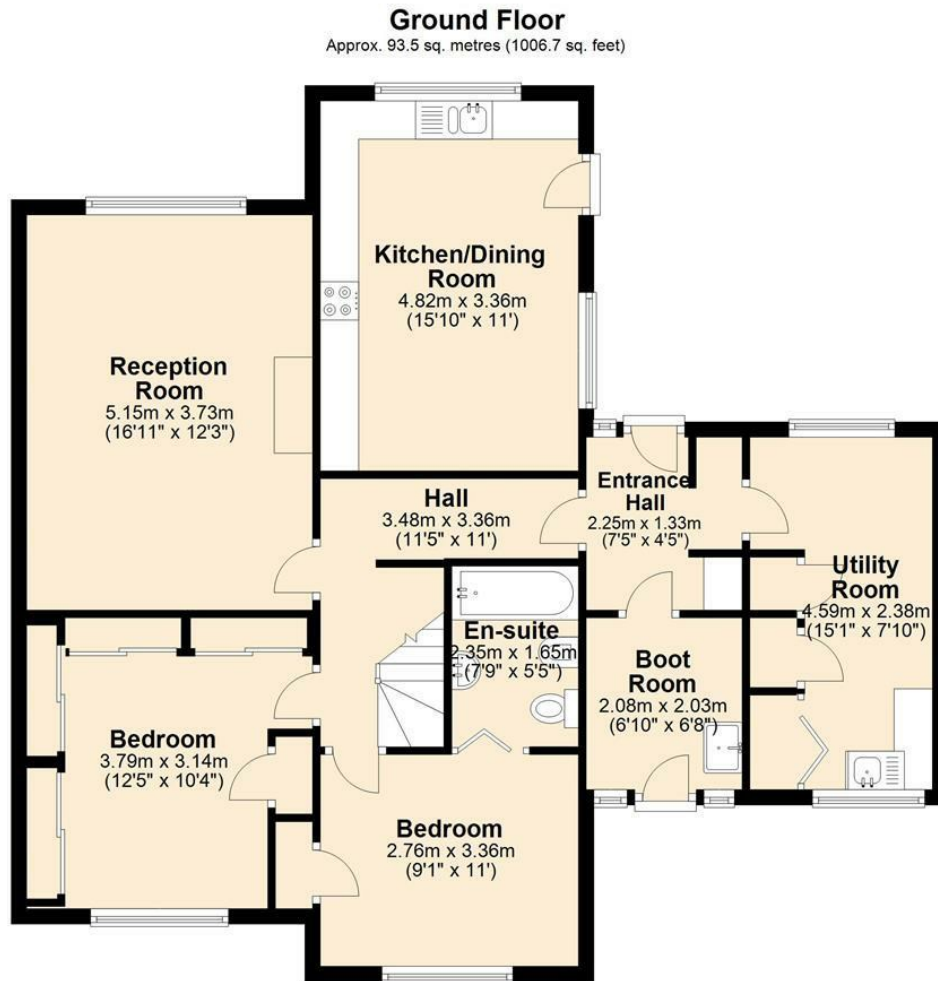
Outside to the front of the property is driveway parking for three vehicles.

To the rear of the property is a tiered garden laid to lawn with patio area, seating area and spectacular views across Bakewell to Manners Wood and Longstone Edge. The garden backs on to woodland and a timber shed is included in the sale.









Total area: approx. 125.8 sq. metres (1353.9 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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