





# 14, Stoney Close

Bakewell, DE45 1FR

Price Guide - £285,000-£300,000

A three bedroom stone built mid terraced house conveniently located in south west Bakewell within easy access of the town amenities and Lady Manners school.

The family accommodation is arranged over two floors and has been extended to the rear creating a particularly spacious ground floor with a living kitchen, two reception rooms and utility/boot room with wc.

On the first floor there are three bedrooms, with potential for a fourth and a family bathroom.

Outside there is extensive parking for up to five vehicles and a south facing garden with lawn and extensive patio.



- Three bedroom extended mid terraced house
- Sitting room with French doors to garden
- Potential for further bedroom, by dividing spacious master bedroom
- 3 Year Derbyshire Dales Clause applies
- Open plan living kitchen
- Utility/boot room with wc
- South facing garden with lawn & extensive patio
- Reception room with double sided stove
- Spacious bathroom
- Driveway parking for four vehicles





3 year Derbyshire Dales Local  
Occupancy Clause Applies.









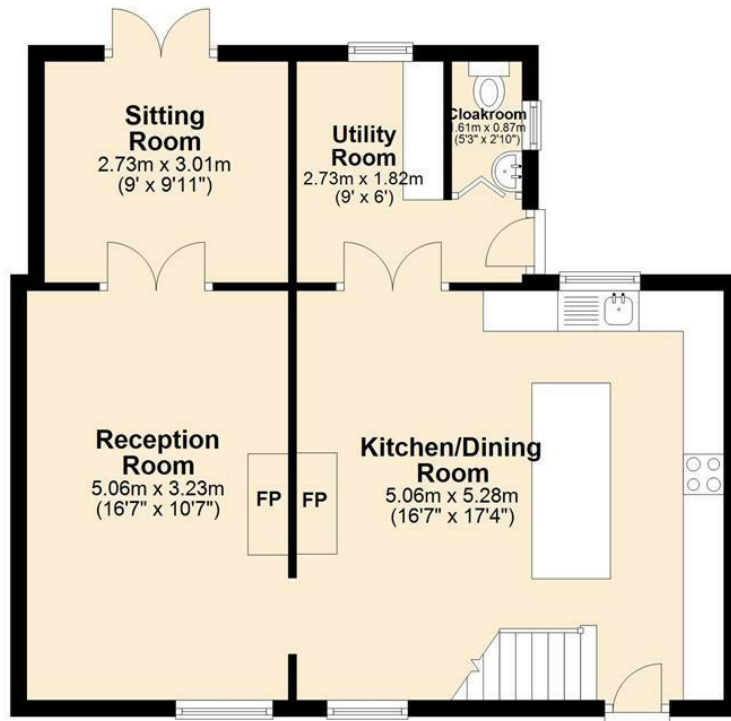






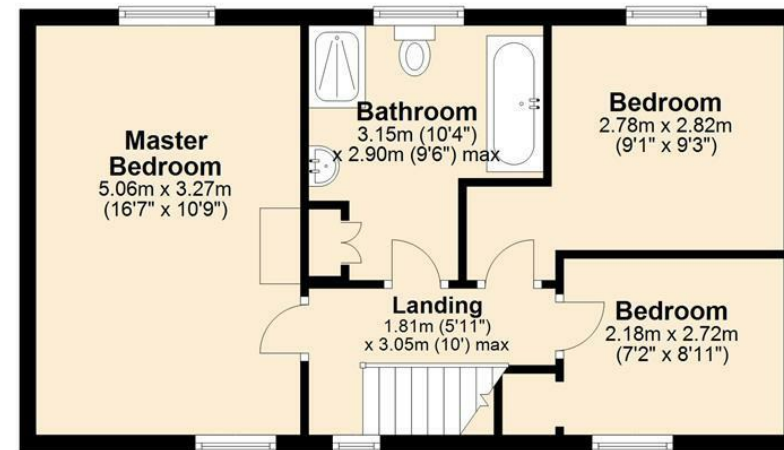
### Ground Floor

Approx. 60.2 sq. metres (648.5 sq. feet)



### First Floor

Approx. 46.7 sq. metres (503.0 sq. feet)



Total area: approx. 107.0 sq. metres (1151.5 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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