EADON
LOCKWOOD
& RIDDLE
ESTD 1840

Burnside, The Park, Bakewell, DE45 1ET

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Charming extended semi detached family home with stylish modern interior. Three double bedrooms with fitted wardrobes and a contemporary style family bathroom. Open plan living kitchen diner with french doors to the sunny rear courtyard garden. Pretty cottage style gardens and off road parking for two vehicles. VACANT POSSESSION

The immaculately presented accommodation briefly comprises of a side access door opening to the reception hallway leading to an inner lobby with stairs to the first floor. Utility room with space and plumbing for a washer and tumble dryer. Bright and airy open plan kitchen diner featuring a range of fitted cabinetry with a quality granite style worktop. Fitted appliances include a dishwasher, microwave, two single electric ovens and a five ring gas

- EXTENDED STONE BUILT SEMI DETACHED FAMILY HOME

- SITTING ROOM AND ADDITIONAL COSY LIVING ROOM

- IMMACULATELY PRESENTED AND MAINTAINED THROUGHOUT

- OFF ROAD PARKING FOR TWO VEHICLES

- THREE DOUBLE BEDROOMS ALL WITH FITTED WARDROBES

- UTILITY ROOM AND DOWNSTAIRS WC

- PRETTY COTTAGE STYLE GARDENS TO FRONT AND REAR WITH REAR DINING TERRACE

- STYLISH OPEN PLAN KITCHEN DINER WITH FRENCH DOORS TO THE SUNNY REAR COURTYARD

- CONTEMPORARY STYLE FAMILY BATHROOM WITH SEPARATE SHOWER ENCLOSURE

- TIMBER OUTBUILDING INCORPORATING AN INSULATED OFFICE SPACE AND STORE

hob along with an American style fridge freezer. French doors to the sunny rear courtyard garden. Sitting room area with feature fireplace with stone hearth and lintel housing a retro style log effect gas stove.

Further cosy living room with feature front aspect bay window and modern inset coal effect gas fire. Downstairs cloakroom with contemporary style wc and hand wash basin.

Stairs to the first floor landing leading to the three good sized double bedrooms all with bespoke fitted wardrobes. The contemporary style family bathroom features a white three peice suite along with a separate shower enclosure and attractive tiling. Loft access hatch with pull down ladder leading to the partially boarded loft with lighting.
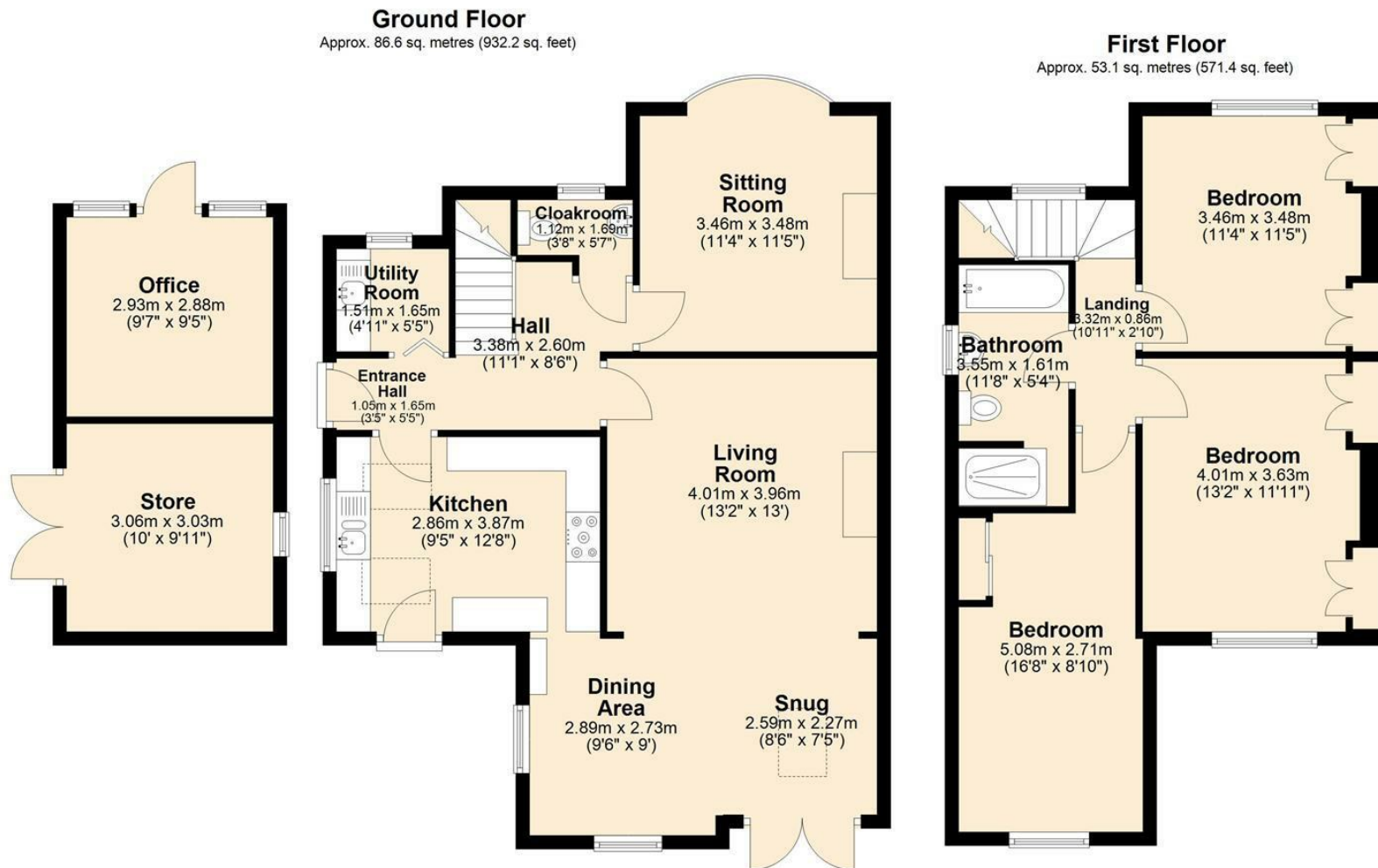
The front of the property has lovely views over the River Wye and a pretty walled cottage style garden. The sunny enclosed rear courtyard garden has a paved terrace area and a mature garden with well stocked flower borders. There is a substantial timber outbuilding incorporating an insulated office space with a separate store and two off road parking spaces.

The property is a short level walk to the town centre and is offered for sale with vacant possession.

Ground Floor
Approx. 86.6 sq. metres (932.2 sq. feet)

First Floor
Approx. 53.1 sq. metres (571.4 sq. feet)

Office
2.93m x 2.88m
(9'7" x 9'5")

Utility Room
1.51m x 1.65m
(4'11" x 5'5")

Cloakroom
1.12m x 1.69m
(3'8" x 5'7")

Sitting Room
3.46m x 3.48m
(11'4" x 11'5")

Bedroom
3.46m x 3.48m
(11'4" x 11'5")

Hall
3.38m x 2.60m
(11'1" x 8'6")

Landing
3.32m x 0.86m
(10'11" x 2'10")

Entrance Hall
1.05m x 1.65m
(3'5" x 5'5")

Bathroom
3.55m x 1.61m
(11'8" x 5'4")

Store
3.06m x 3.03m
(10' x 9'11")

Living Room
4.01m x 3.96m
(13'2" x 13')

Kitchen
2.86m x 3.87m
(9'5" x 12'8")

Bedroom
4.01m x 3.63m
(13'2" x 11'11")

Dining Area
2.89m x 2.73m
(9'6" x 9')

Snug
2.59m x 2.27m
(8'6" x 7'5")

Bedroom
5.08m x 2.71m
(16'8" x 8'10")

Total area: approx. 139.7 sq. metres (1503.6 sq. feet)