



5 Cornbrook, The Dukes Drive, Ashford-In-The-Water, Bakewell, Derbyshire, DE45 1QQ

# 5 Cornbrook, The Dukes Drive, Ashford-In-The-Water

Bakewell, Derbyshire, DE45 1QQ

A substantial three bedroom end terrace home beautifully positioned in the village of Ashford in the water, benefitting from south facing garden and potential for off road parking.

Occupying a beautiful location within easy access of the market town of Bakewell and stunning Peak District countryside, this substantial home has accommodation arranged over two floors and is offered to the market with no onward chain. The property requires cosmetic updating throughout and represents an excellent refurbishment project and chance to add value.

The front door opens to the sitting room with dual aspect and high ceilings. The spacious dining kitchen enjoys a dual aspect with UPVC glazed door to the garden. This large space has room for family sized table and chairs and an adjoining utility



- Three bedroomeed end terraced home in Ashford in the water
- Spacious dining kitchen
- Three double bedrooms
- Internal Viewing essential
- Potential for off road parking for up to two vehicles
- Utility room/ large pantry
- Family bathroom
- South facing garden
- Dual aspect sitting room
- Offered to the market with no onward chain



room/ large pantry. The kitchen itself features a range of solid wood units with worktops over incorporating stainless steel sink and drainer, oven with four burner electric hob with extractor over and space for washing machine and undercounter fridge.

From the sitting room stairs rise to the first floor landing with access to all rooms. The master bedroom is a double bedroom with side facing aspect and a pleasant view across neighbouring gardens. Bedroom two is a further similar sized double bedroom with pleasant view and feature fireplace. Bedroom three is a small double bedroom with a side facing aspect. The family bathroom completes the accommodation featuring low flush wc, bath with electric shower over and pedestal wash basin.

Outside, to the side of Cornbrook and Hillmorton is a parking area used by the residents. To the rear of 5 Cornbrook is a further area with potential for private off-road parking.

To the rear of the property is a south facing garden laid to lawn with floral borders and attractive stone wall. The property has a stone built shed and a communal bin store shared with the neighbours.

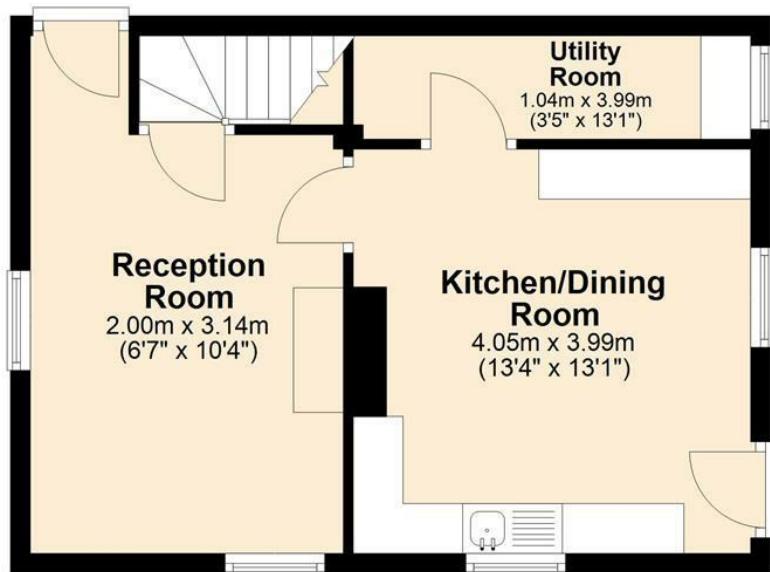






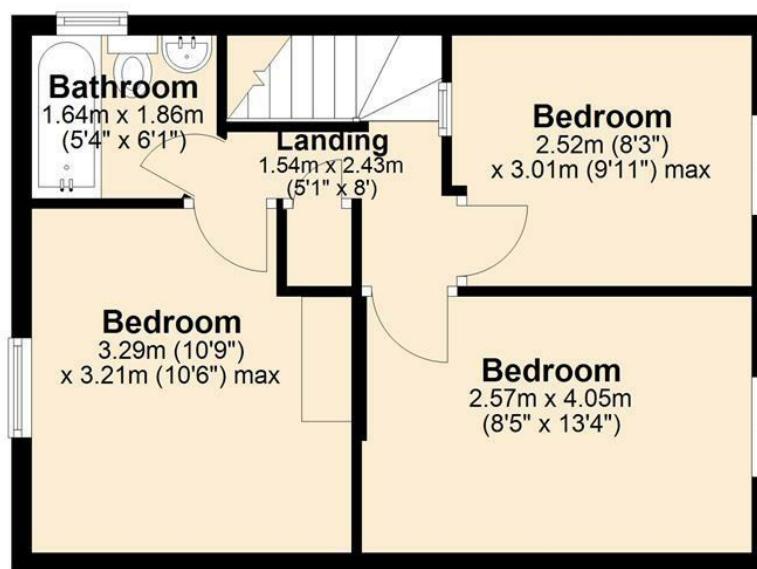
## Ground Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



## First Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



Total area: approx. 75.0 sq. metres (807.3 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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