



7, Aldern Way

Bakewell, Derbyshire, DE45 1AJ

An exceptional four bedroomed detached family home, beautifully positioned on the edge of Bakewell, benefiting from extensive off-road parking, single garage and stunning rear garden. This impressive home offers stylish and spacious accommodation arranged over two floors, including a magnificent living kitchen, two further reception rooms and versatile downstairs bedroom.

A composite front door opens to the entrance hall with limestone tiles and stairs rising to the first floor. The sitting room is a spacious double aspect room with bi-fold doors opening to the garden. The focal point of the room is provided by an inglenook fireplace with Stovax contemporary wood burning stove. At the heart of the property is a stunning living kitchen with bi-folding doors opening to the garden, which provide an impressive entertaining and living space. The luxury kitchen features a range of bespoke units, quartz worktops, sink and drainer and built-in dishwasher by Neff. Further integrated Bosch appliances include a double oven, microwave/combi oven and coffee maker. A large kitchen island with quartz worktops incorporates built-in wine storage, further storage, five burner hob and a recessed pop-up extractor. There is space for an American style fridge freezer and limestone tiles run throughout the room with underfloor heating.

An opening from the kitchen leads to a sitting room, with pleasant front facing aspect with view towards Bakewell Church spire. Accessed from the kitchen is a spacious utility room with extensive unit storage with quartz work tops, incorporating Butler sink and space for



- Four bedroomed detached family home in the popular market town of Bakewell
- Sitting room and well-equipped utility room
- Delightful rear garden laid to lawn with patio areas and large shed/gym
- New gas boiler and new roof
- Stunning living kitchen with central island
- Four double bedrooms including large double on the ground floor
- Extensive driveway parking and single garage
- Spacious reception room with Bi-fold doors and Stovax stove
- Luxury family bathroom with separate shower enclosure
- Luxury downstairs shower room



washing machine and dryer. A glazed door provides access to the garden. The ground floor is serviced by a luxury shower room comprising contemporary style wash basin, low flush WC, walk in shower enclosure with overhead shower and heated towel rail. A double bedroom is also located on the ground floor and is ideal for guests or relatives enjoying views across Bakewell.

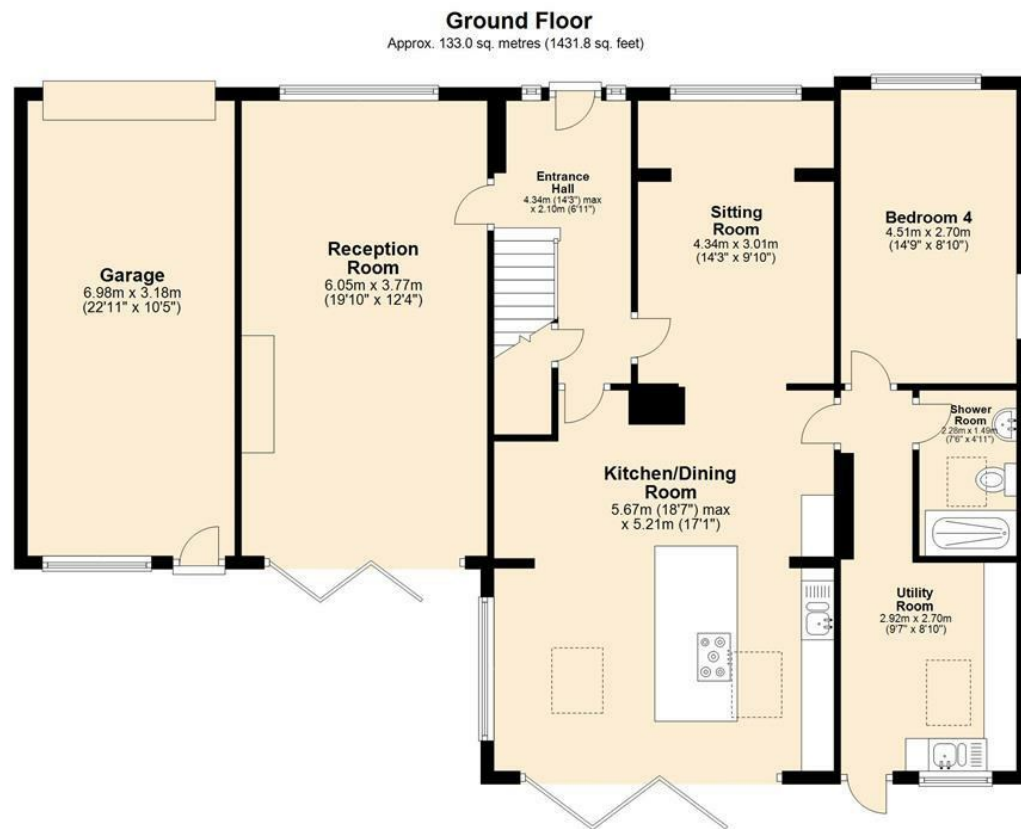
From the entrance hall, stairs rise to the first-floor landing with rear facing window overlooking the garden and fitted panelled storage housing the Worcester Bosch boiler. The largest bedroom is a spacious double bedroom with fitted wardrobe and lovely views across Bakewell and surrounding countryside. Bedroom two is a further double bedroom with fitted wardrobes and front facing window enjoying the same view. Bedroom three is a rear facing double bedroom overlooking the garden, currently used as an office. The luxury family bathroom completes the accommodation and comprises a stand-alone contemporary style bath, walk in shower enclosure with oversized shower head, counter top wash basin and low flush WC. This stylish bathroom also features herringbone tiling and a heated towel rail.

Outside, to the front of the property is off road parking for up to four vehicles and access to the single garage with electric 'up and over' door. A five-bar gate leads to a lawn area, which could provide further parking. To the rear of the property is a magnificent garden laid to lawn, featuring dwarf stone walling and raised well stocked beds. A large patio terrace runs the along the back of the property and at the rear of the garden a further stone flagged patio provides the ideal place for summertime entertaining. A large timber shed used as gym is included in the sale.









Total area: approx. 188.5 sq. metres (2029.1 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.



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.