



5, Haddon Road

Bakewell, DE45 1AW

A composite front door opens to an entrance hall with a cloakroom WC and access to further ground floor accommodation. The sitting room enjoys a front facing aspect with a large bay window. A dining/ kitchen lies at the heart of the property with space for a family size dining table and chairs. The kitchen features a range of units with worktops over incorporating stainless steel sink and drainer, four burner hob and double oven. The kitchen features a peninsula unit and there is space for a fridge/freezer and a microwave. A lean-to is accessed from the kitchen with space and plumbing for a tumble dryer. From the dining area a UPVC glazed door opens to a conservatory with French windows to the garden.

Stairs rise to the first-floor landing with panelled doors to all rooms and access to the loft hatch. A front facing double bedroom enjoys has pleasant views with fitted wardrobes and shelving. Bedroom two is a rear facing double bedroom with fitted wardrobes with a lovely



- Three bedroomed semi-detached home in the market town of Bakewell
- Downstairs WC
- Lovely rear views
- Conservatory/lean-to

- Off-road parking and single garage
- First floor shower room
- UPVC double glazing

- Kitchen with adjoining dining area
- Attic with potential to convert
- Lovely garden to the rear



aspect of the garden. Bedroom three is a single bedroom which is ideal as a home office or nursery. The shower room features a suite consisting of a low flush WC, wash basin with storage set beneath and walk in shower enclosure. There is potential to convert the attic to a further room subject to necessary permissions.

Outside, to the front of the property is private driveway parking for several vehicles leading to a single garage. The front garden features deep floral borders and a gravel garden. To the rear of the property is a pretty garden laid to lawn with deep floral borders and various patio areas.

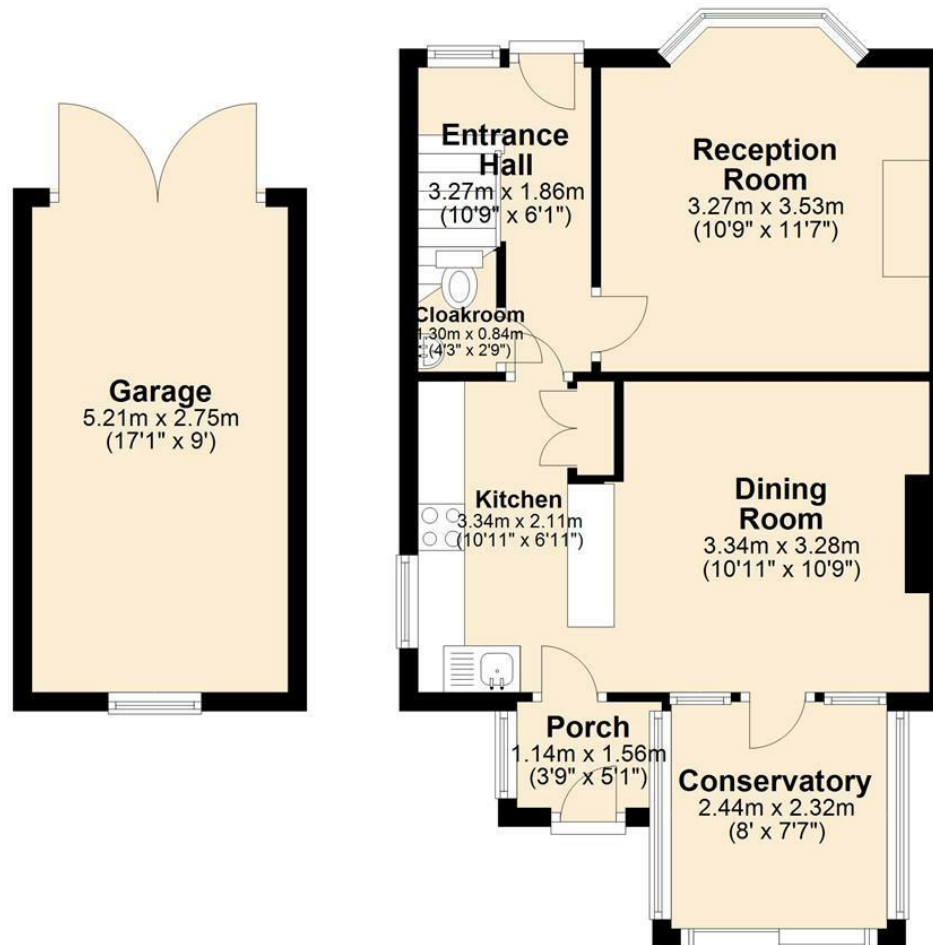






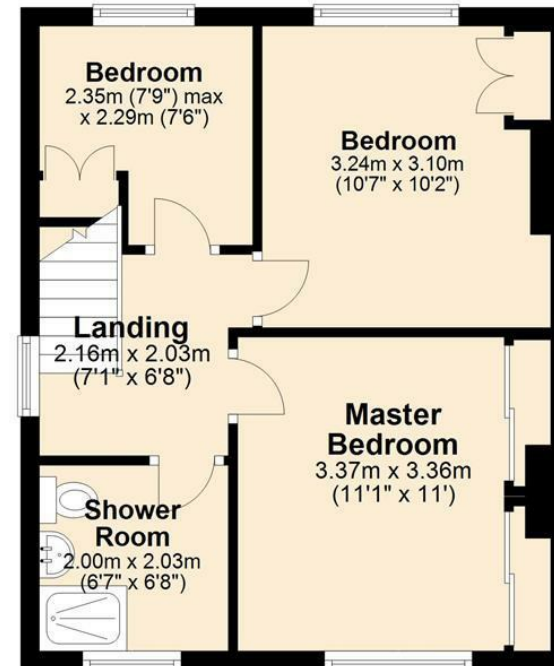
Ground Floor

Approx. 59.3 sq. metres (638.7 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.3 sq. feet)



Total area: approx. 96.2 sq. metres (1035.0 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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