



20 Wyebank, Bakewell, DE45 1BH



# 20 Wyebank

Asking Price

## £465,000

An Impressive Family Home In The Heart Of The Peak District National Park.

A substantial four/five bedroom semi-detached family home occupying an enviable position with level walking distance into the town centre offering an excellent range of shops, cafes, leisure facilities and restaurants. With off road parking, easily managed gardens and a useful integral store. Occupying a quiet cul de sac setting which adjoins the River Wye and enjoys attractive views across the park, within highly regarded primary and secondary school catchment as well as easy commutable distance of major commercial centres.

Bordered by beautiful Derbyshire countryside boasting a wealth of local walks, cycle trails and outdoor pursuits as well as the many pretty adjoining villages.

With gas central heating and double glazing the spacious accommodation comprises: reception hall, an open plan sitting/dining room with a front aspect bay window and a gas fire, a fitted kitchen with appliances and built in storage cupboards, a conservatory, side entrance lobby and WC.

First floor: landing, three double bedrooms with built in wardrobes, family bathroom, a further bedroom, shower room and study/bedroom five.

Exterior: the property is approached via a driveway providing off road parking and leading to the single garage. The mature front and rear gardens include planted beds and borders with specimen shrubs and trees, a timber summer house with power and gated access to the park.

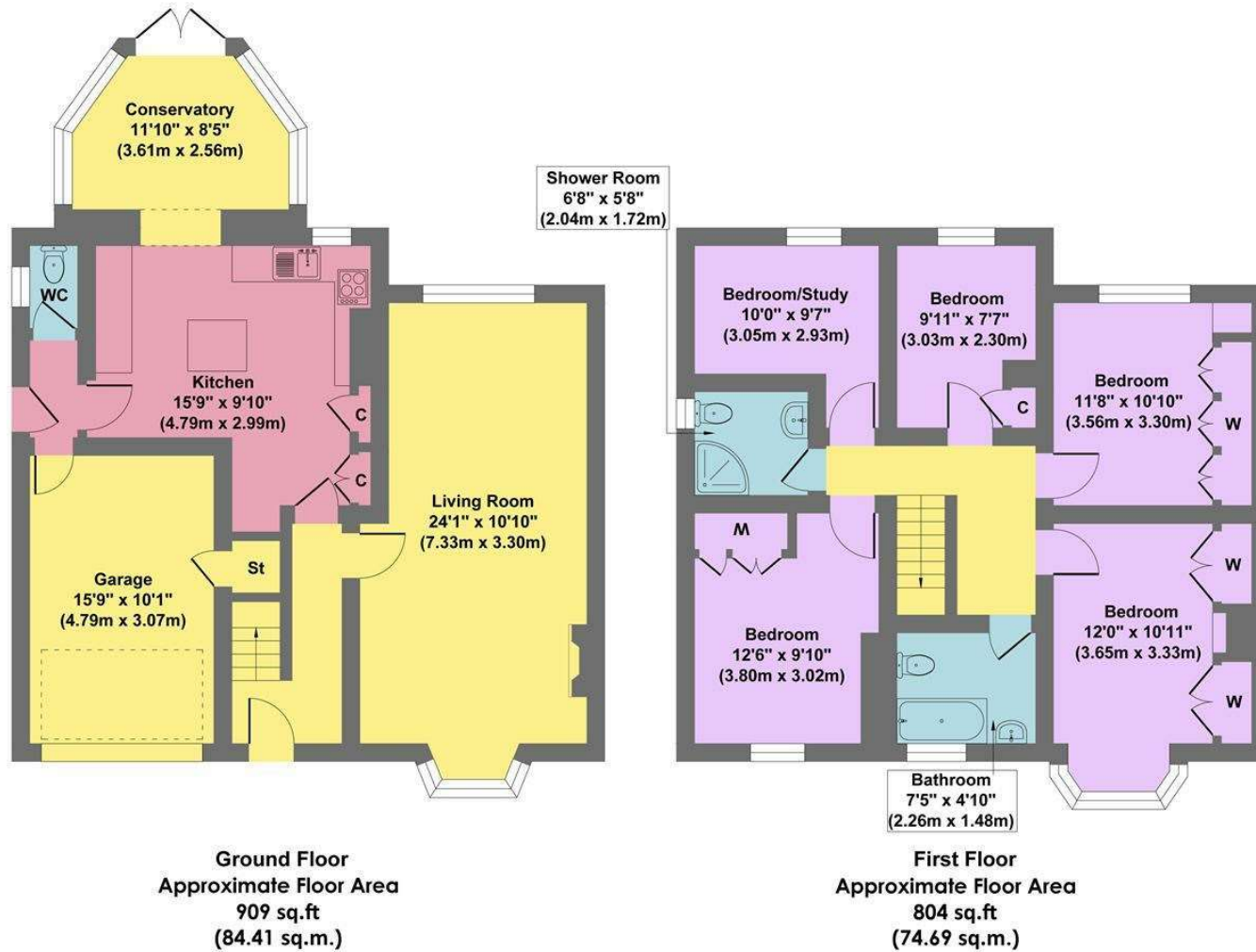
No Upward Chain.

- Spacious & Flexible Family Living Accommodation
- Easy Commutable Distance Of Major Commercial Centres
- Gated Access To The Park
- Garage & Off Road Parking
- Walking Distance Of The Town Centre
- Attractive Views
- Lady Manners School Catchment
- No Upward Chain
- EPC: Rating E
- Viewings: Bakewell Office





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**Approx. Gross Internal Floor Area 1713 sq.ft / 159.11 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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