



40 Park Road, Bakewell, Derbyshire, DE45 1AX





# 40 Park Road

Offers In The Region Of

## £600,000

A four bedroom, two bathroom family home with open plan, contemporary living accommodation.

The property has been substantially enlarged & renovated throughout to an exceptionally high standard, resulting in a modern & technologically advanced home. It features infrared heating throughout, including underfloor heating & an MVHR ventilation system.

The interior is contemporary styled, with seamless open-plan living spaces on the ground floor, highlighted by oak-boarded flooring & sliding patio doors that open to views of the woodland.

The open-plan kitchen is equipped with high-end appliances by Neff & Samsung, including induction hobs, an electric oven & a large fridge freezer. The central hallway, with oak-boarded floors & a luxury WC, makes an elegant and imposing first impression. An additional side entrance leads conveniently to the boot room/laundry area.

The first floor features four well-proportioned bedrooms arranged around the impressive feature oak central stairway & the family shower room. The master bedroom offering views of the landscaped gardens & woodland, also boasts a luxurious en-suite bathroom with a bath and separate walk-in shower. With ceramics by Villeroy & Boch & chrome furnishings by Hans Grohe. The three additional bedrooms are well proportioned. The property is furnished with high-quality luxury carpets on the first floor, while the ground floor features underfloor heating & oak-boarded flooring.

The professionally landscaped gardens include an all-weather decked terrace at the rear, perfect for enjoying outdoor entertaining. The gardens also feature an expansive level lawn & natural planters well stocked with a variety of attractive shrubs.

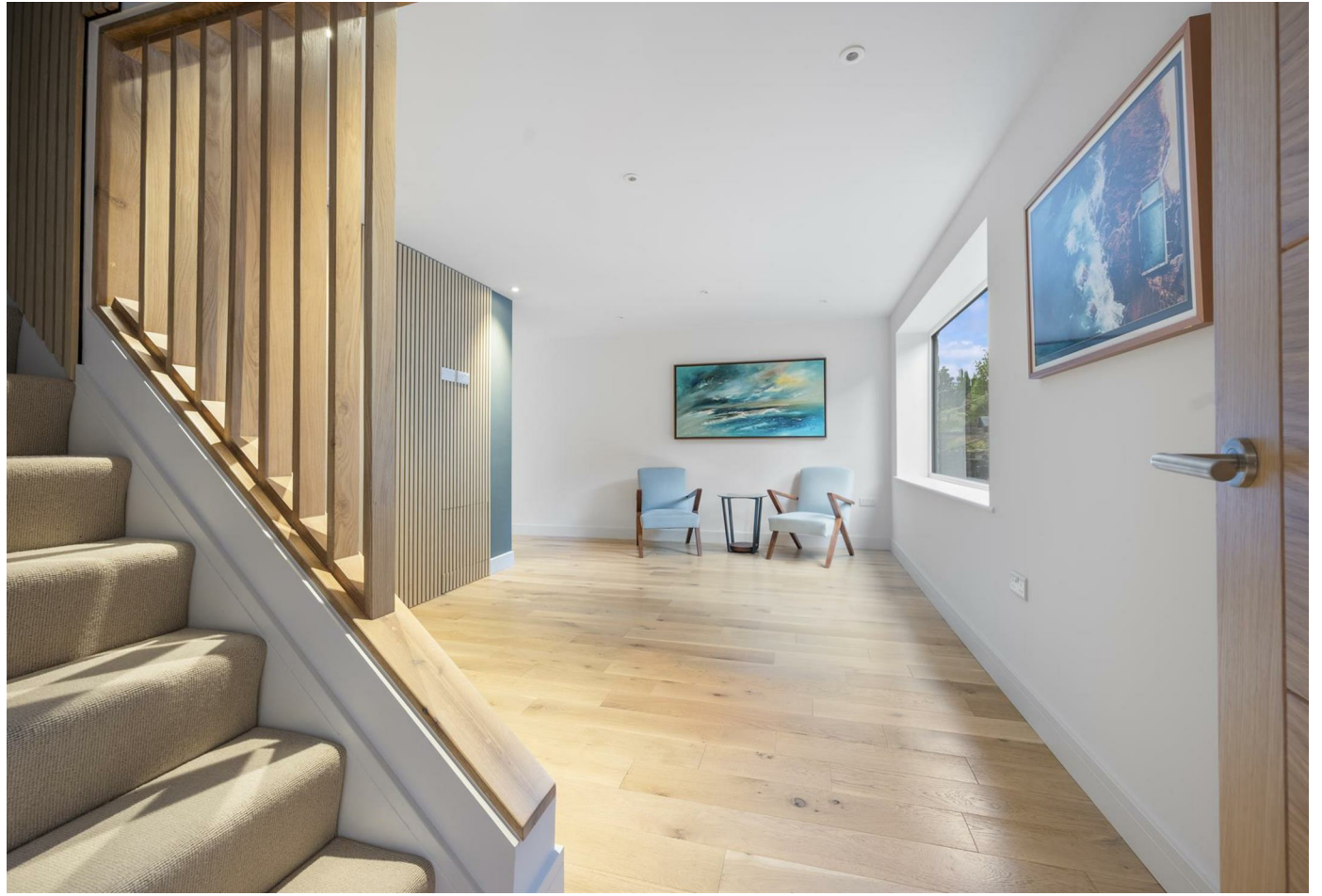
There is provision for the installation of photovoltaic solar panels & an EV car charger. Situated in an elevated position within a cul-de-sac, this property offers direct access to a footpath leading into the heart of the town.



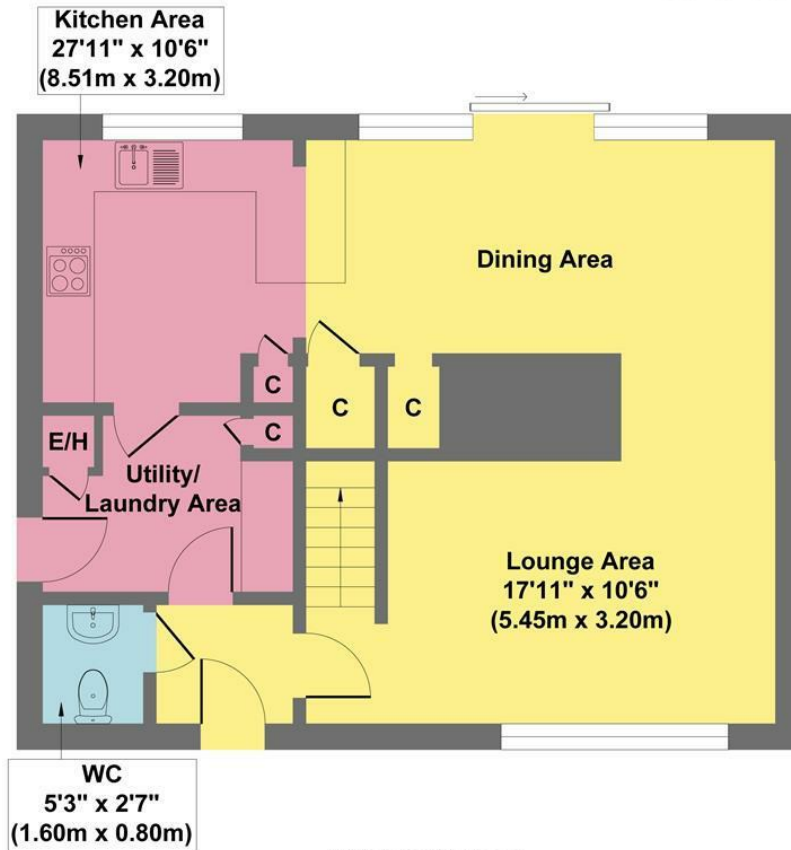
- Enlarged & Renovated To An Exceptionally High Standard With An Eye For Detail
- Complete With High End Appliances & Fittings
- Professionally Landscaped Gardens
- Within Lady Manners School Catchment
- Peaceful Cul-De-Sac Setting
- Easy Walking Distance To The Historic Town
- Excellent Local Shops & Leisure Facilities
- No Upward Chain
- EPC: TBC
- Viewings: Bakewell Office



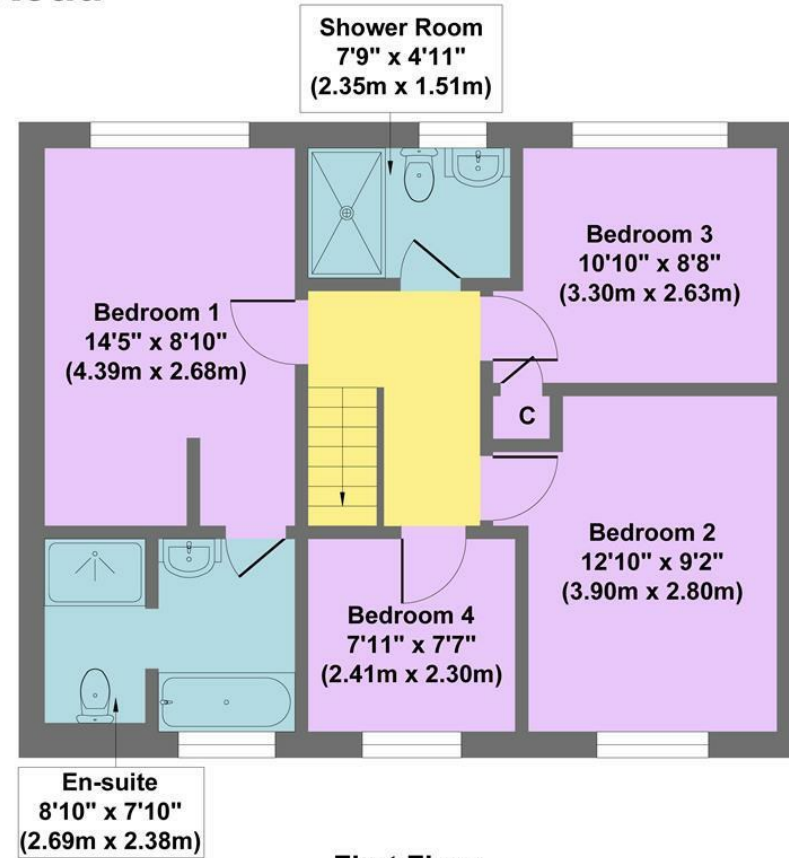




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**Ground Floor**  
Approximate Floor Area  
621 sq.ft  
(57.69 sq.m.)



**First Floor**  
Approximate Floor Area  
621 sq.ft  
(57.69 sq.m.)

**Approx. Gross Internal Floor Area 1242 sq.ft / 115.38 sq.m**

Illustration for identification puposes 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.'