



Sunnyside 3 South Church Street, Bakewell, Derbyshire, DE45 1FD

Saxton Mee

# Sunnyside 3 South Church

Guide Price

## £400,000

This beautifully presented two-bedroomed cottage is centrally located in the highly desirable Peak District market town of Bakewell. The property has been sympathetically upgraded and decorated by the current owners to exacting standards throughout and benefits from off-road parking.

£400,000 - £425,000 Guide Price

Bakewell is a thriving market town offering an excellent range of local amenities, including cafes, restaurants, shops, and country inns, along with leisure facilities, a calendar of events, and highly regarded primary and secondary school catchment. The area is surrounded by many picturesque Derbyshire villages and spectacular countryside, providing numerous outdoor pursuits. Additionally, the larger commercial centres of Chesterfield, Sheffield, Manchester, and Derby are within easy reach.

The immaculately presented property retains many original features, including stone mullioned windows. The accommodation briefly comprises an entrance hallway with a cloakroom/utility room. The hallway leads to an open-plan kitchen with a range of units and appliances, a dining area, and a living area featuring a fireplace with a log-burning stove.

On the first floor, there are two bedrooms and a shower room.

The second floor houses an occasional room/home office with eaves storage and a window provides pleasant views over the town.

Externally, the property includes a small courtyard garden at the front and parking. At the rear, there is a lovely private enclosed garden.

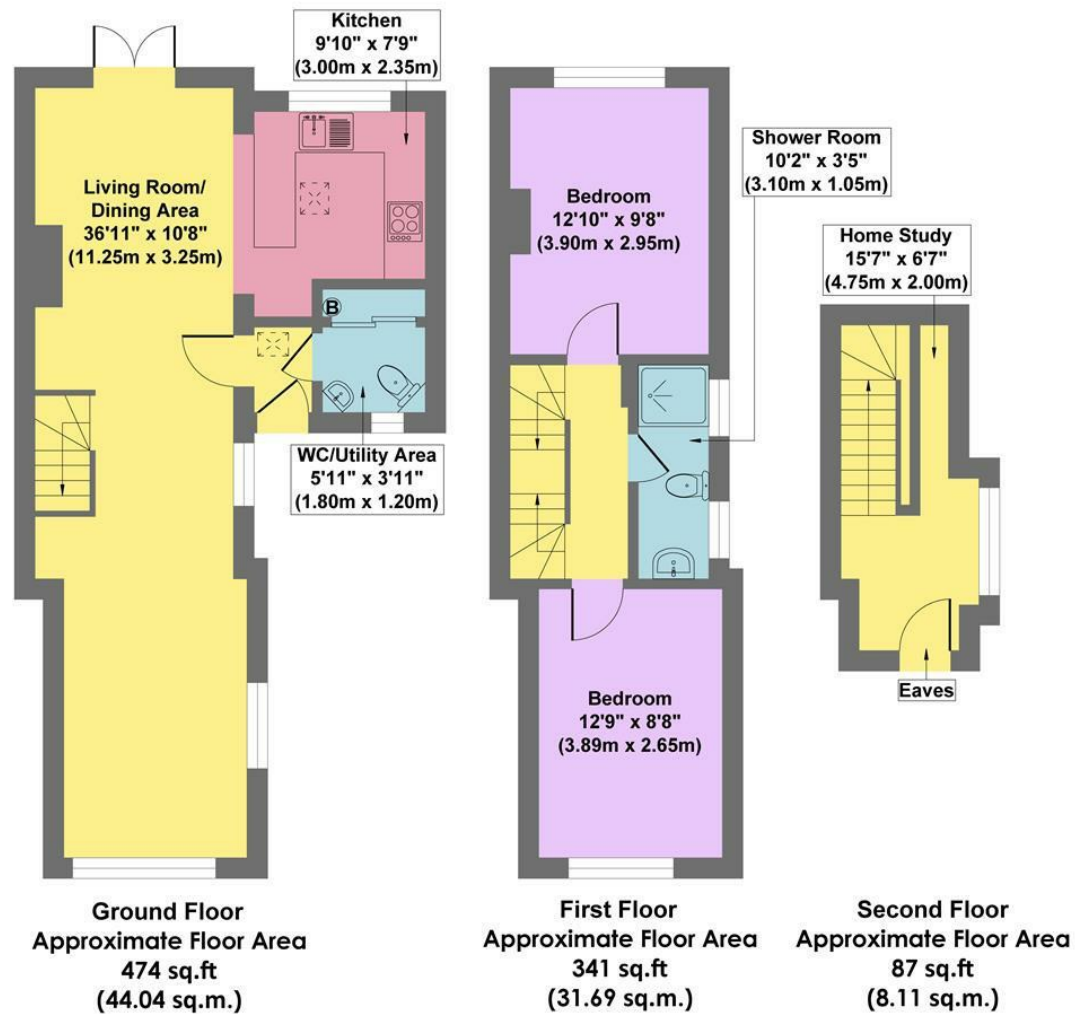
The property is offered with no upward chain, making it an attractive and practical choice for potential buyers.



- Brimming With Original Features
- Spacious Light & Airy Accommodation
- Charming Rear Garden
- Ideal Main Home Or Holiday Cottage
- Close To Excellent Town Centre Amenities
- Off Road Parking
- Residents Parking Within Zone B Permit Area
- No Upward Chain
- EPC: D
- Viewings: Bakewell Office



## Sunnyside, 3 Church Street



**Approx. Gross Internal Floor Area 902 sq.ft / 83.84 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.'