



Broom Croft, New Gardens, Bakewell, Derbyshire, DE45 1ET



# New Gardens

Guide Price

## £600,000

This attractive stone-built semi-detached family home, featuring three double bedrooms, is complemented by a detached one-bedroom annex, offering flexibility for a dependent relative or potential for additional income. The property includes off-road parking and easily managed gardens, all set in an idyllic riverside location. It is within walking distance of an excellent range of shops, amenities, leisure facilities, and both primary and secondary schools.

£600,000 - £625,000 Guide Price

Ideally situated, the home provides easy access to charming country inns, cafes, and restaurants. Outdoor enthusiasts will appreciate the proximity to the Monsal Trail and various outdoor activities, while the surrounding Peak District villages and major commercial centres are easily reachable for commuters.

The well-presented accommodation, equipped with gas central heating and double glazing, features a welcoming hallway, a convenient WC and a fitted breakfast kitchen with a range of units and integrated appliances. The sitting room boasts a bay window and a feature fireplace, with double doors opening into the lounge/dining room, which also has double doors leading out to the seating terrace.

On the first floor, the landing leads to two double bedrooms with built-in wardrobes, a family bathroom with a separate shower enclosure and a dual-aspect bedroom with built-in wardrobes.

The annex, known as The Nook, is wheelchair-friendly and includes an open-plan living/dining room with a well-equipped kitchen, a double bedroom and a bathroom.

To the rear of the property, a resin driveway provides generous off-road parking. The easily managed gardens, which border the property on three sides, feature paved and decked seating terraces, an ornamental pond, a covered barbecue area and a sun canopy. This home is offered with no upward chain, making it a ready-to-move-in family haven in a picturesque riverside setting.



- Idyllic Riverside Setting
- Direct Access To The Excellent Town Centre Amenities
- Flexible Family Living Accommodation
- Self Contained Annex
- Within Lady Manners School Catchment
- Off Road Parking
- Easily Managed Gardens
- No Upward Chain
- EPC: D
- Viewings: Bakewell Office





## Broom Croft



**Approx. Gross Internal Floor Area 1875 sq.ft / 174.27 sq.m**

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

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