



17 Park Road, Bakewell, Derbyshire, DE45 1AX

Saxton Mee

# 17 Park Road

Guide Price

## £475,000

Ideally located close to the centre of historic Bakewell, this spacious and flexible four-bedroom semi-detached family home offers a versatile layout suited to a range of lifestyles.

£475,000 - £495,000 Guide Price

Bakewell, renowned for its charming character, independent shops, leisure facilities and excellent primary and secondary schools, provides a thriving community atmosphere with easy access to Sheffield, Chesterfield, Buxton and Manchester for commuters.

Set in a peaceful residential area with attractive views, the property offers a rare opportunity for those seeking ground floor living, with the added benefit of adaptable family space. The accommodation includes a welcoming entrance lobby, a practical utility room, a well-equipped dining kitchen and a bright dual-aspect living room. Two ground-floor bedrooms provide the convenience of single level living, complemented by a family bathroom. The first floor features a generously sized double bedroom with an en-suite shower room and an additional double bedroom, offering further flexibility for family members or guests.

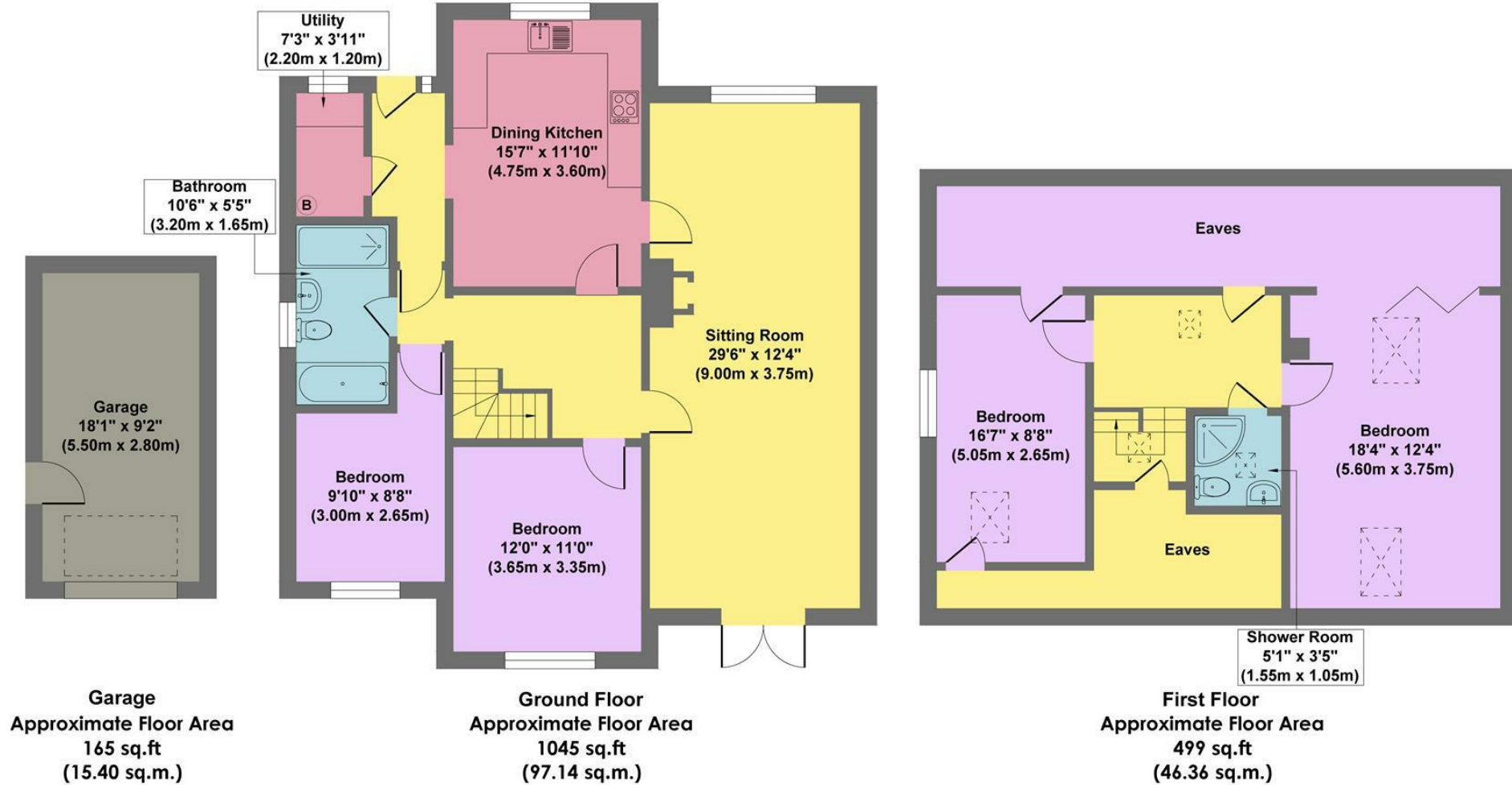
The exterior of the property includes a garage, off-road parking and an attractive tiered rear garden designed for ease of maintenance, featuring planted beds, borders and seating terraces to enjoy the peaceful surroundings. With no upward chain, this is a fantastic opportunity to acquire a well-positioned home in one of the Peak District's most desirable market towns.

- Spacious & Flexible Living Accommodation
- Generous Tiered Rear Garden
- Lady Manners School Catchment
- Potential To Complete To Individual Specifications
- Ground Floor Living Options
- Excellent Town Centre Amenities & Leisure Facilities
- Garage & Off Road Parking
- No Upward Chain
- EPC: TBC
- Viewings: Bakewell Office





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**Approx. Gross Internal Floor Area 1709 sq.ft / 158.90 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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