



**Aylestone Wyebank, Bakewell DE45 1BH**



**welcome to**

**Aylestone Wyebank, Bakewell**

Situated in a quiet location within the historic market town of Bakewell is this four bedroom detached family home. The property sits in generous gardens and is a short stroll across the park to the town centre.





**Ground Floor**  
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**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**Entrance Hallway**

**Sitting Room**

16' 6" into the alcove x 11' 9" ( 5.03m into the alcove x 3.58m )

**Kitchen**

11' 8" x 7' 11" at the max ( 3.56m x 2.41m at the max )

**Cloakroom**

**Landing Area**

**Bedroom One**

11' 4" at max into alcove x 9' 9" to wardrobe fronts ( 3.45m at max into alcove x 2.97m to wardrobe fronts )

**Bedroom Two**

11' 9" at the max x 7' ( 3.58m at the max x 2.13m )

**Bedroom Three**

11' 10" at the max x 9' 1" at the max ( 3.61m at the max x 2.77m at the max )

**Bedroom Four**

7' 11" narrowing to 6' 1" x 5' 5" plus the doorway ( 2.41m narrowing to 1.85m x 1.65m )

**Family Bathroom**

**Outside**

**Front Garden**

**Rear Garden**

**Garage**

**Loft Area**

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## Aylestone Wyebank, Bakewell

- Four bedroom detached family home
- Situated in a quiet location within the historic market town of Bakewell
- Sitting on a generous plot with an attached garage
- Offering an excellent development opportunity for an potential purchaser
- Offered for sale with no onward chain

Tenure: Freehold EPC Rating: E

offers in the region of

**£600,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BAK106337 - 0019

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