



**Wood View Granby Croft, Bakewell DE45 1ET**



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## **Wood View Granby Croft, Bakewell**

A charming Edwardian first-floor two / three bedroom apartment, located in the heart of Bakewell market town. This delightful property boasts a spacious living accommodation, offering ample room for relaxation and entertainment. Enjoy breathtaking views of the adjoining river.



### Ground Floor Entrance Hall

Double glazed UPVC entrance door. Stairs rise to the first-floor landing.

### First Floor Landing

Double glazed windows to the rear which offer views out over Bakewell. A translucent glazed door opens to the kitchen.

### Kitchen

10' 9" x 12' ( 3.28m x 3.66m )

Base and wall cabinets in medium oak with marble effect work surfaces which have a resin sink unit and mixed tap. Built in appliances include a four-ring gas hob, double oven and a cooker hood. There is a Bosch washing machine and there is a wall mounted gas fire with back boiler, providing central heating and hot water. Double glazed windows providing views over Bakewell towards the church spire. There is plenty of space for a dining table. There is access to the roof space which offers potential to include in the lease.

### Spacious Inner Hallway

16' 3" max x 6' 6" max ( 4.95m max x 1.98m max )

Two deep storage cupboards one with shelving and the second with coat pegs.

### Sitting room

12' 4" x 13' ( 3.76m x 3.96m )

Spacious room with a large window to the west which has a view of the river. Open hearth fireplace in white with a gas fire. Built in storage cupboards with display shelving.

### Bedroom 1

12' x 12' 10" ( 3.66m x 3.91m )

Superb double room with side facing double glazed window. The room is extensively fitted with a bespoke range of natural oak fitted wardrobes which extend to the ceiling. There are high level storage cupboards over a double bed recess.

### Bedroom 2

8' 8" x 6' 5" ( 2.64m x 1.96m )

Front facing double glazed window which has delightful garden views with the river Wye and distant views beyond the wooded hillside.

### Inner Lobby

From the inner lobby there are doors to the rear bedroom and bathroom.

### Bathroom/ Wc

12' 2" x 5' 9" ( 3.71m x 1.75m )

Flamingo pink suite including cast iron panelled bath pedestal wash basin and WC. The bathroom is half ceramic tiled in shades which complement the suite. There is a translucent double-glazed window and an airing cupboard. Long cupboard for storage.

### Bedroom/ Study

8' 8" x 6' ( 2.64m x 1.83m )

With rear facing double glazed window. Delightful views over the rear gardens in the westerly direction.

### Exterior Gardens

The property benefits from an off-road parking space with access to the rear tarmac driveway. Gardens to the property include areas to the front and rear which have substantial aluminium framed green houses and store sheds and a beautifully landscaped garden at the front is natural stone walled. There are views into Bakewell and across the river Wye.



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## **Wood View Granby Croft, Bakewell**

- First Floor Flat
- Two Bedrooms & Third/Study
- Centrally Located, Edwardian Building
- River Views
- Off Street Parking

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£220,000**



Please note the marker reflects the postcode not the actual property

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**bagshaws residential**



**01629 814774**



[Bakewell@bagshawsresidential.co.uk](mailto:Bakewell@bagshawsresidential.co.uk)



Bridge Street, BAKEWELL, Derbyshire, DE45 1DS



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