



Sunny Lea Coldwell End Youlgrave BAKEWELL DE45 1WB

welcome to

Sunny Lea Coldwell End Youlgrave BAKEWELL

This beautifully presented four bedroom detached property is located on the edge of the highly popular Peak District village of Youlgrave. The property sits in lovely gardens with magnificent views over open countryside to the rear.



Entrance Hallway

A double glazed leaded door opens into the entrance hallway. This impressive hallway has a decorative tiled floor, a central heating radiator and a panelled staircase which leads up to the first floor accommodation.

Dining Room

12' 9" into bay by x 10' 5" into alcove (3.89m into bay by x 3.17m into alcove)

This beautifully presented dining room has a gas fire, a central heating radiator and a double glazed bay window which provides views over the front garden. The room opens into the kitchen.

Kitchen

8' 9" narrowing to 6' 1" x 17' 1" (2.67m narrowing to 1.85m x 5.21m)

The focal point of this lovely kitchen is the Rayburn gas fired cooker which provides hot water and heating. The kitchen has a range of units with a 1 1/2 sink insert into the work surface. There is an integrated Neff electric hob, a washing machine space for a refrigerator and a wall mounted central heating radiator. Tiled splashback's and worksurfaces complement the bespoke solid wood kitchen units. Two double glazed windows provide fantastic views of open countryside to the rear.

Open Plan Sitting Room/Lounge Sitting Room

11' 1" into alcove x 12' 1" (3.38m into alcove x 3.68m)

The sitting room as a multifuel stove inset into a decorative fireplace. There is coving to the ceiling, a ceiling rose and a dado rail. A double glazed window opens onto the front elevation and there is a central heating radiator. The wooden parquet floor runs throughout and into the open plan lounge area.

Lounge Area

10' 3" extending to 12' 8" x 11' 8" (3.12m extending to 3.86m x 3.56m)

The lounge area has a double glazed window to the side and to the rear. It has a ceiling rose, a central heating radiator and parquet flooring.

Utility Room

The utility room has space for a washing machine and dryer with storage overhead. There is space for a refrigerator, a double glazed opaque door opening onto the rear and parquet flooring.

Cloakroom

The cloakroom has a low flush WC, wash basin with storage beneath, an extractor fan and an electric heater. The room is tiled to half height.

Landing

The landing has a decorative balustrade and a hatch which provides access to the loft space.

Bedroom One

12' 2" x 11' 1" into alcove (3.71m x 3.38m into alcove)
Bedroom one has a double glazed window to the front with views over the garden and a central heating radiator.

Bedroom Two

10' 9" x 10' 9" at the max (3.28m x 3.28m at the max)
This bedroom has a double glazed window to the front and a central heating radiator.

Bedroom Three

8' 10" at the max x 10' 11" at the max (2.69m at the max x 3.33m at the max)
Bedroom three has a central heating radiator and a double glazed window which provides magnificent views of open country to the rear.

Bedroom Four/ Study

6' 5" at the max x 5' 6" (1.96m at the max x 1.68m)
This versatile room is currently used as a study. It has a double glazed window to the front and a central heating radiator.

Bathroom

This spacious bathroom has a corner bath, low flush WC and a walk in shower. There are spotlights to the ceiling two central heating radiators and a double glazed opaque window to the rear. There is a stripped wooden floor and two storage cupboards one housing the water cylinder.

Outside Front Garden

To the front there is a driveway which provides ample off-road parking that leads to the garage. The enclosed front garden has a decorative patio area and lawn. The garden is boarded with a variety of mature plants and shrubs.

Rear Garden

The rear garden has a water tap and electric sockets. It is flagged for low maintenance and it provides a lovely seating area for outside dining taking full advantage of the magnificent countryside views.

Garage

The garage has an up and over door, power and light.



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- **Guide Price £470,000-£480,000**
- Four bedroom detached property
- Fantastic countryside views
- Situated on the edge of the highly popular Peak District village of Youlgrave
- Spacious Open Plan sitting room/lounge

Tenure: Freehold EPC Rating: F

guide price

£470,000



Please note the marker reflects the postcode not the actual property

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