



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



3 Burton Close Mews

Bakewell, DE45 1AG

**Offers Over £425,000**





### 3 Burton Close Mews

, Bakewell, DE45 1AG

This Grade II Listed charming three DOUBLE bedroom stone mews house is set in an enclosed private courtyard being developed from former stables and coach house. Number 3 is quietly situated in the corner of the mews, offering delightful accommodation set over two floors and boasting many original charms and features throughout. Externally, the property offers parking with mature sizeable gardens laid to lawns with established trees and shrubs. This family home is located on the edge of the busy market town of Bakewell and within good commuting links.

A viewing is highly recommended.

#### Situation

The property is situated in the popular market town of Bakewell within easy commuting distance of Ashbourne and Buxton, also being on the boundaries of the picturesque Peak District National Park.

#### Directions

From our Leek office take the A53 Buxton Road out of the town. Continue along passing through Upper Hulme and take the right hand turn signposted Longnor. Follow this road through Longnor and Monyash and into the town of Bakewell. At the traffic lights turn right onto the A6 signposted Matlock. After the second set of traffic lights turn right into Burton Close Drive and follow the road which then becomes a smaller track, bearing left at the fork in the road, and continue into the main courtyard where number 3 is situated on the left hand side identifiable by our For Sale board.

#### Accommodation Comprises:

Rear Side Door leading to

#### Kitchen

18'0" x 13'0" (5.50m x 3.97m )

With tiled floor, double glazed window to rear, external door to side, oil fired Aga range providing cooking facilities, base units with work surface over, inset sink unit and pantry off







### Dining Room 16'1" x 12'10" (4.91m x 3.92m )

With herringbone block floor, double glazed window with secondary glazing to rear, with secondary glazing to rear, open fireplace with brick surround and electric storage heater

### Entrance Hallway

With feature arch double doors to the front, herringbone block floor, Dimplex electric storage heater, double glazed window with secondary glazing to the front and stairs off with under stairs cupboard



### Shower Room

With low level WC, wash hand basin in vanity unit and corner shower unit incorporating mixer shower fitment, window to front

### Sitting Room 6.102m x 3.923m

With herringbone block flooring, double glazed window with secondary glazing to front, secondary double glazed french doors to rear, stone fireplace with open fire on matching hearth, patio doors to garden and electric storage heaters.

### First Floor Landing

Staircase leading to First Floor Galleried Landing with loft access, double glazed arched window. Access to: -

### Bedroom One

18'0" x 12'3" (5.50m x 3.75m)

With fitted carpet, decorative fireplace, electric storage heater, double glazed window with secondary glazing and full wall of mirrored built in wardrobes





### Bedroom Two

14'6" x 12'11" (4.430m x 3.943m )

With fitted carpet, full wall of fitted wardrobes, electric storage heater, loft access, double glazed window to rear with secondary glazing

### Bedroom Three

16'1" x 13'1" (4.920m x 3.999m )

With full wall of fitted wardrobes, electric storage heater, double glazed window with secondary glazing to rear and wash hand basin.

### Bathroom

11'9" x 5'8" (3.59 x 1.73)

White suite comprising of panel bath with mixer tap and shower attachment, low level WC, wash hand basin, double glazed window with secondary glazing, airing cupboard with hot water cylinder and storage heater.

### Outside

To the entrance of the property is an enclosed private courtyard offering parking, gated access to the rear housing oil storage tank and garden shed with further sizeable formal gardens laid to lawns with established trees and shrubs. The property also has the benefit of a garage within the courtyard.

### Services

We assume the property is connected to mains electricity, water, oil and drainage.

### Viewings

By prior arrangement through Graham Watkins & Co.

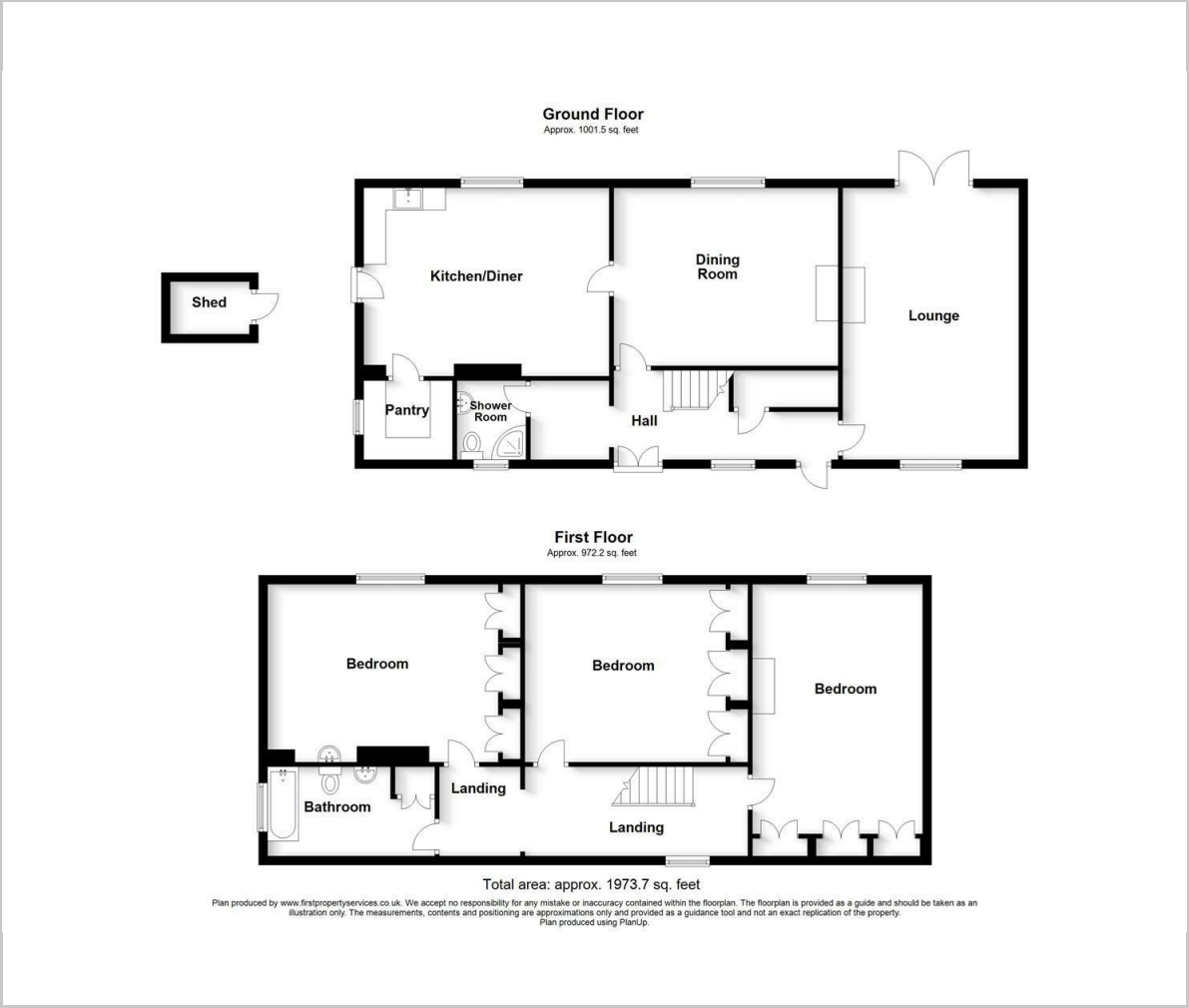
### Local Authority

The local authorities are Derbyshire County Council and Derbyshire Dales District Council.





Floor Plan



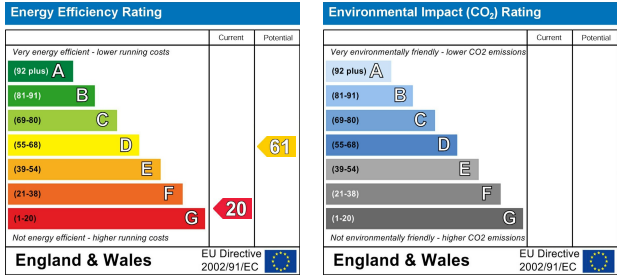
Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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