



Park Road  
BAKEWELL

burchell  
edwards



## Property Description

A well-presented three bedroom semi-detached home in the sought-after Peak District town of Bakewell boasting a generous rear garden and off-road parking. The property benefits from UPVC double glazing throughout, a gas fired central heating system and in brief, the accommodation comprises to the ground floor; An entrance hallway, cloakroom/ downstairs W.C, lounge with log burning stove, open plan kitchen/ diner and a conservatory. To the first floor are three well-proportioned bedrooms and a re-fitted family bathroom. Outside, to the front, the property is accessed via paved steps that lead down to a low-maintenance fore-garden and the front entrance door. The rear garden has a decking area and steps that lead to a lawned area with steps leading down to an additional garden.

## Entrance Hallway

To the property is entered via UPVC double glazed door to the front elevation with tiled flooring, door to the lounge and W.C and stairs off to the first floor.

## Cloakroom

Having a low level W.C, storage cupboard, UPVC double glazed window to the side elevation, vanity wash hand basin and extractor.

## Lounge

14' 10" x 10' 11" Plus recess ( 4.52m x 3.33m Plus recess )  
Having UPVC double glazed window to the front elevation, a radiator, log burner with timber lintel and slate hearth, laminate flooring and access to kitchen/ diner.

## Kitchen/ Diner

18' Max x 8' 10" Plus recess ( 5.49m Max x 2.69m Plus recess )  
Having base units with work surfaces over, a range cooker with a seven ring gas burner, double gas oven and grill, ceramic sink with mixer tap over, tiled splashbacks, tiled flooring, extractor, UPVC double glazed window to the side elevation, UPVC double glazed door to the rear elevation, plumbing for a washing machine, space for a fridge freezer, UPVC double glazed French doors to the rear elevation opening to the conservatory, a radiator and door to the pantry.

## Conservatory

10' 7" x 8' 1" ( 3.23m x 2.46m )  
Having UPVC double glazed windows to the side and rear elevations and storage heater.

## Landing

Having loft access and UPVC double glazed window to the side elevation.

## Bedroom One

13' 3" Into recess x 9' 8" Plus recess ( 4.04m Into recess x 2.95m Plus recess )  
Having UPVC double glazed window to the front elevation and a radiator.

## Bedroom Two

9' 7" Plus recess x 9' ( 2.92m Plus recess x 2.74m )  
Having UPVC double glazed window to the rear elevation overlooking a woodland, a radiator and a storage cupboard.

## Bedroom Three

7' 11" x 7' 11" ( 2.41m x 2.41m )  
Having over stairs storage, a radiator and UPVC double glazed window to the side elevation.

## Bathroom

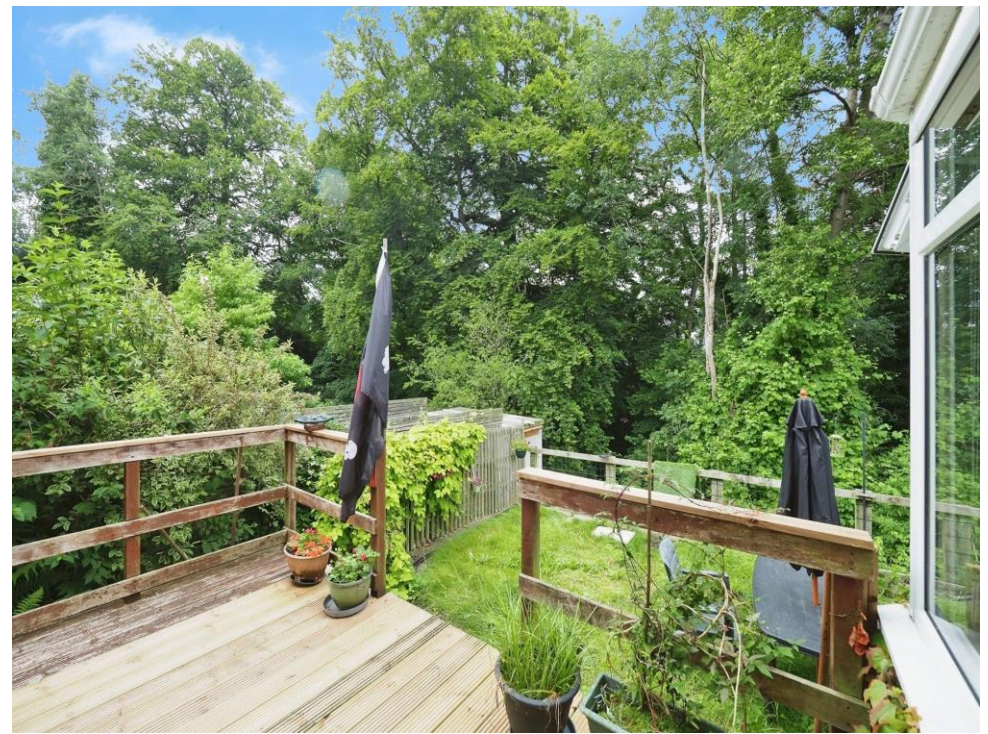
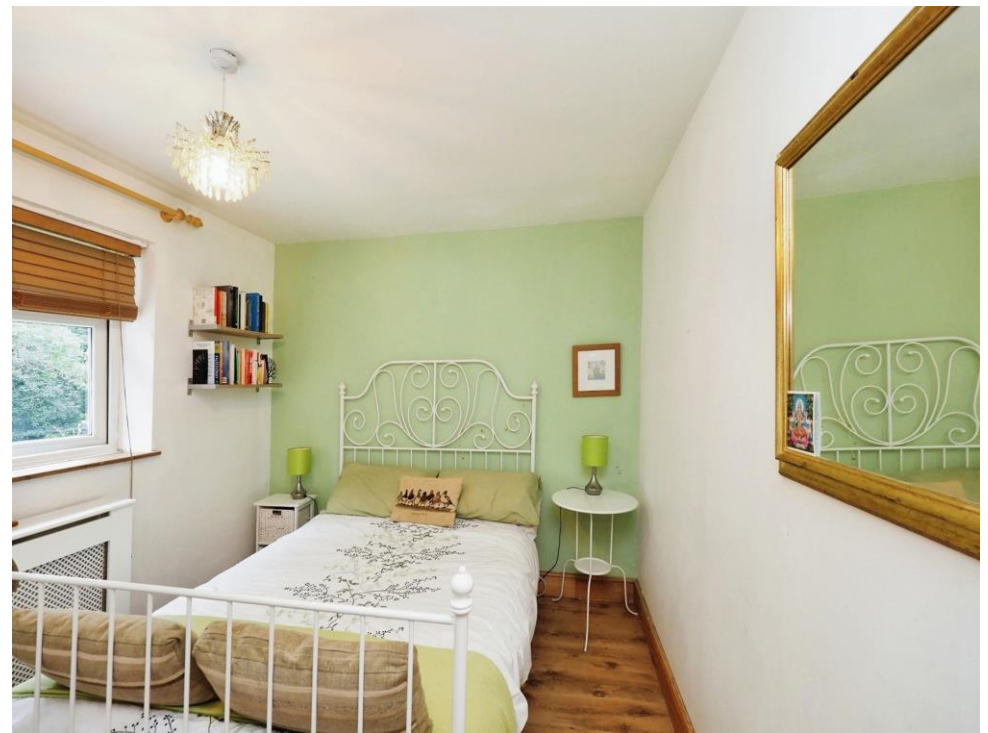
having bath with mixer tap over, tiled splashbacks, low level W.C, pedestal wash hand basin, a radiator and UPVC double glazed window to the side and rear elevations.

## Outside

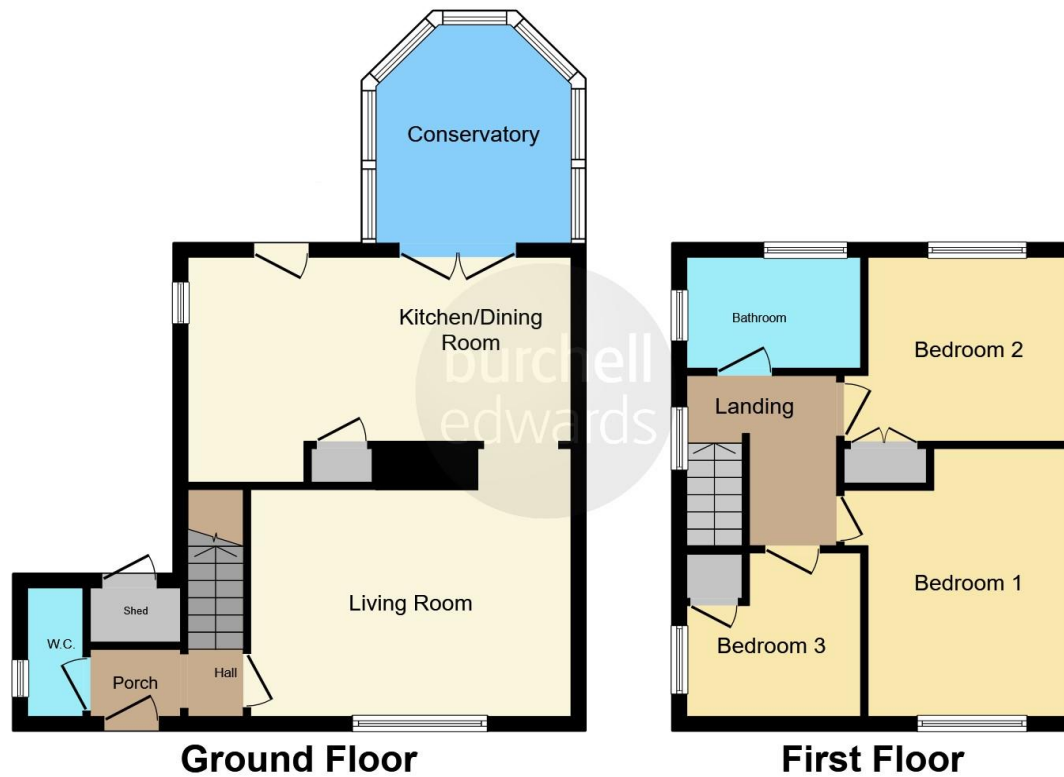
To the front of the property is gated access with steps down leading to the main entrance of the property where there is a beautiful arrangement of plants, bushes and shrubs and gated side access leading to the rear.

To the rear is a tiered garden with a decked seating area, steps down to a lawned area, pleasant outlook, fenced boundaries and a timber shed which is has power and is insulated.









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**EPC Rating: Awaited**

Tenure: Freehold

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