

Crowther|Key

SALES

£650,000



Green Meadows Cross Lane
Bakewell DE45 1JN



Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

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All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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Porch

Hard wood front door.

Hall

Oak floor, Victorian-style column radiator, stairs to 1st floor.

Snug (Possible 4th Bedroom) 12'5" × 10'8"

Single unit double glazed bay window, double radiator, original built-in shelves + cupboards.

Lounge (L-shaped) 19'2" × 17'9" narrowing to 9'5" 5

5 double glazed windows, 3 Victorian-style reproduction column radiators, log burner, hard wood door to conservatory.

Conservatory 14'7" × 7'6"

uPVC windows + sliding patio doors to rear garden. Superb views.

Bathroom

Timber panelled bath with shower + mixer taps, porcelain wash hand basin, low-level flush WC, 2 double glazed windows, heated towel rail.

Dining Room 15'5" × 10'3"

Single unit double glazed French doors to rear garden, double glazed windows, Victorian-style reproduction column radiator, oak floor.

Kitchen / Breakfast Room 20'8" × 8'3"

Fitted units and marble worktops, wall and base units, large Belfast sink, integrated fridge, freezer & washing machine, 4 double glazed windows, stable door, double radiator, tiled floor.

1st Floor Landing

Single unit double glazed windows, large built-in cupboard.

Bedroom 1 13'1" × 12'3"

Double radiator, Velux window, 2 double glazed windows, eaves storage.

En-suite Shower Room

Electric shower, pedestal wash basin, low-level flush WC with concealed cistern, heated towel rail.

Bedroom 2 9'7" × 8'8"

uPVC double glazed window, radiator.

Bedroom 3 17'4" × 12'5" narrowing to 8' (L-shaped)

3 Velux windows, uPVC double glazed window, eaves storage, double radiator.

En-suite Shower Room

Shower enclosure, pedestal wash basin, low-level flush WC, extractor fan, heated towel rail.

Garage 17' × 8'1"

Grant oil-fired boiler, electric light + power.

Outside

The property is surrounded by beautiful, mature gardens that are a real feature. There are generous areas of lawn, well-stocked flower and shrub borders, paved patio areas perfect for outdoor dining, a greenhouse, and mature trees. The gardens enjoy a wonderful open aspect with panoramic views over the surrounding fields and countryside. Ample driveway parking and stone outbuildings complete the picture.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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