



24 Stoney Close, Bakewell, DE45 1FR

Saxton Mee

24 Stoney Close

Guide Price

£275,000

£275,000 - £300,000 Guide Price.

Occupying a peaceful residential setting on the edge of the popular market town of Bakewell, this well-presented three double bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and those seeking a balance of town and countryside living. Conveniently positioned within easy reach of an excellent selection of shops, cafés, restaurants, leisure facilities and everyday amenities, the property also falls within the highly regarded primary school and Lady Manners School catchment area. Surrounded by the spectacular Derbyshire countryside, there is an abundance of walking, cycling and outdoor pursuits on the doorstep, while major commercial centres remain within comfortable commuting distance.

The accommodation begins with a welcoming entrance hallway and a convenient ground floor WC. A charming dual-aspect sitting room enjoys an abundance of natural light and features a characterful log-burning stove, with doors opening into the conservatory, creating an excellent space for relaxing or entertaining throughout the year. The spacious dining kitchen is fitted with a comprehensive range of units and integrated appliances, complemented by a walk-in pantry and a separate utility room, providing excellent practicality for modern family life.

To the first floor, the landing leads to three generous double bedrooms, a useful study area that is ideal for home working or study, and a well-appointed family bathroom.

Externally, a broad driveway to the front provides off-road parking. To the rear, the enclosed garden has been designed for ease of maintenance and features a paved seating terrace, a lawned garden and a timber storage shed, creating an attractive outdoor space to enjoy. There is additional hard standing to the rear, ideal for a caravan or potential for a garage, subject to gaining the relevant planning consents.

Planning Consent Is Granted On The Adjoining Field NP/DDD/0225/0128



- No Local Occupancy Clause
- Close To Excellent Town Centre Amenities & Leisure Facilities
- Within Lady Manners School Catchment
- Spacious & Flexible Family Living Accommodation
- Generous Off Road Parking
- Attractive Enclosed Rear Garden
- Well Presented Throughout & No Upward Chain
- Direct Access To Many Local Walks
- EPC: TBC
- Viewings: Bakewell Office





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Ground Floor
 Approximate Floor Area
 665 sq.ft
 (61.75 sq.m.)

First Floor
 Approximate Floor Area
 521 sq.ft
 (48.40 sq.m.)

Approx. Gross Internal Floor Area 1186 sq.ft / 110.15 sq.m

Illustration for identification purposes only. Measurements are approximate, not to scale

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