







Water House, 7

Wyebank • Bakewell • DE45 1BH

£475,000

Situated in the heart of the picturesque market town of Bakewell, this well-presented three-bedroom semi-detached home offers an excellent opportunity for couples, families and those seeking a lifestyle surrounded by some of Derbyshire's most beautiful countryside. The property enjoys a highly desirable location within easy reach of a fantastic selection of independent shops, cafés and amenities, whilst scenic walks along the River Wye and the stunning landscapes of the Peak District National Park are right on the doorstep. Highly regarded schools are also nearby, and neighbouring towns are easily accessible via excellent road links and regular public transport services. Upon entering the property, you are welcomed by a spacious entrance hallway which provides access to the principal ground floor accommodation. Positioned to the front of the home is the generous living room, a bright and inviting space featuring a charming bay window and an attractive log-burning stove, creating a warm and cosy atmosphere throughout the year. Also accessed from the hallway is the spacious kitchen diner, fitted with a modern range of units arranged in a practical U-shaped layout. The kitchen benefits from integrated appliances alongside space for additional freestanding appliances, while the central dining area provides ample room for a family dining table, making it an ideal space for everyday living and entertaining. To the rear of the property, a useful utility/rear porch area offers further practicality, providing access to the side entrance door and a useful storage cupboard. Completing the ground floor accommodation is a modern shower room/wet room, fitted with a shower, wash hand basin and WC. The first floor hosts three well-proportioned bedrooms and the family bathroom. The principal bedroom overlooks the rear garden and is a spacious double room offering comfortable accommodation. Bedroom two is another generous double bedroom positioned to the front of the property and benefits from fitted wardrobes, while bedroom three is a well-proportioned single room, ideal as a child's bedroom, nursery, guest room or home office. Serving the bedrooms is a modern fully tiled family bathroom, fitted with a stylish three-piece suite comprising a bath with shower over, wash hand basin and WC. Externally, the property enjoys a beautifully maintained and fully enclosed rear garden. A patio and decorative pebbled seating area provide the perfect space for outdoor dining and relaxation before leading onto a well-kept, level lawn. A garden shed positioned to the rear offers useful external storage. To the front of the property, a pebbled driveway provides off-road parking for two vehicles.



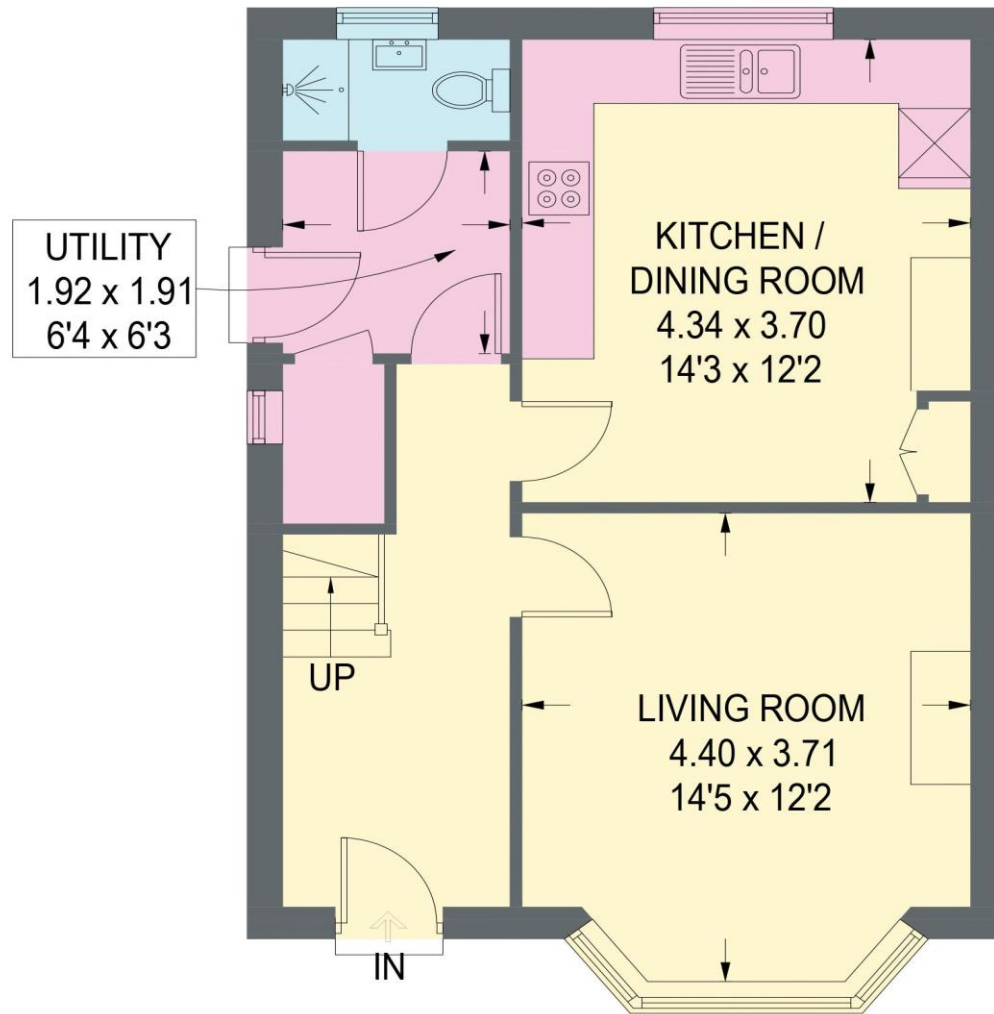


- Well Presented Three Bedroom Semi Detached House
- Sought After Bakewell Location
- Spacious Living Room w/ Bay Window & Log Burner
- Modern Kitchen Diner w/ Integrated Appliances
- Ground Floor Wet Room & Separate Utility
- Three Spacious Bedrooms
- Modern Three Piece Suite Family Bathroom
- Enclosed Rear Garden w/ Patio
- Front Driveway Parking for Two Vehicles
- Council Tax Band D/EPC Rating E

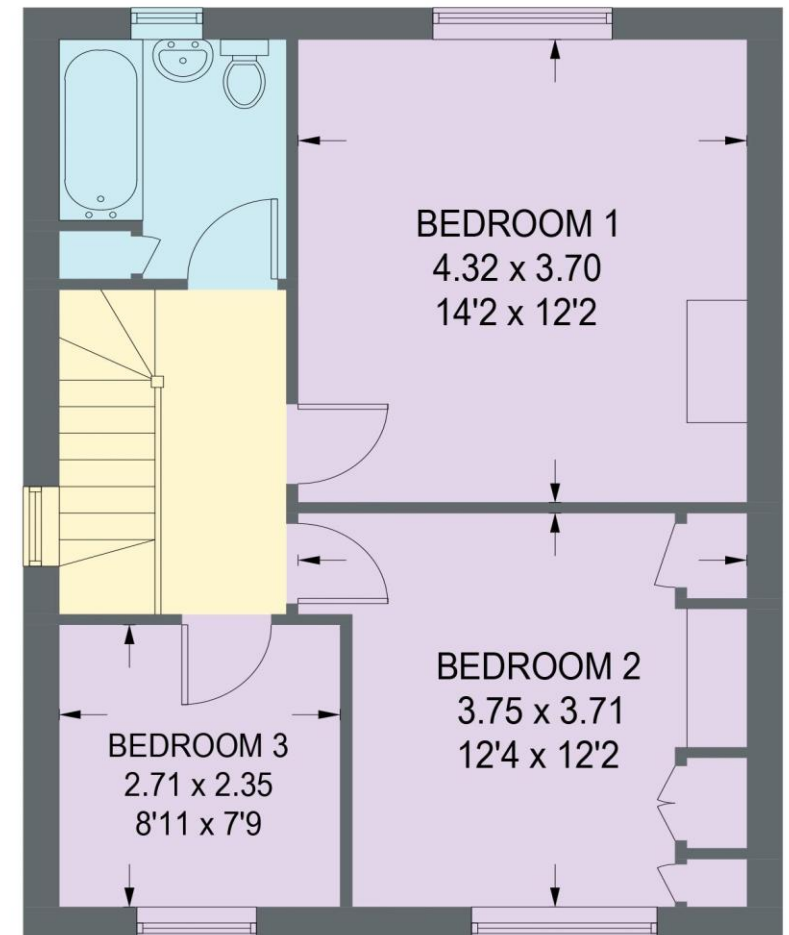


WATERHOUSE, 7 WYE BANK

APPROXIMATE GROSS INTERNAL AREA = 94.2 SQ M / 1014.5 SQ FT



GROUND FLOOR = 47.4 SQ M / 509.9 SQ FT



FIRST FLOOR = 46.9 SQ M / 504.5 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1344598)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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