



4 Sunny Bank, Great Longstone, Derbyshire, DE45 1TL

Saxton Mee

# 4 Sunny Bank

Offers In The Region Of

## £325,000

This charming two-bedroom character cottage offers spacious accommodation spread over three floors and features a pretty rear garden adjoining a playing field.

Located in a highly sought-after village, the property is near a local shop, a highly regarded primary school, and falls within the Lady Manners school catchment. Its ideal location provides easy access to historic Bakewell, with its excellent range of amenities and leisure facilities, the Chatsworth country estate, and is within commuting distance of major commercial centres.

The stone-built end terrace cottage includes a fitted dining kitchen with built-in storage, a range of units and appliances, an entrance hallway, and a sitting room with a gritstone fireplace housing a log-burning stove.

The first floor comprises a landing, a double bedroom with an en-suite shower room, a bathroom, and another double bedroom with a staircase leading to an occasional room/study.

The easily managed garden overlooks the playing field, and the property includes two stone stores and off-road parking for one vehicle.

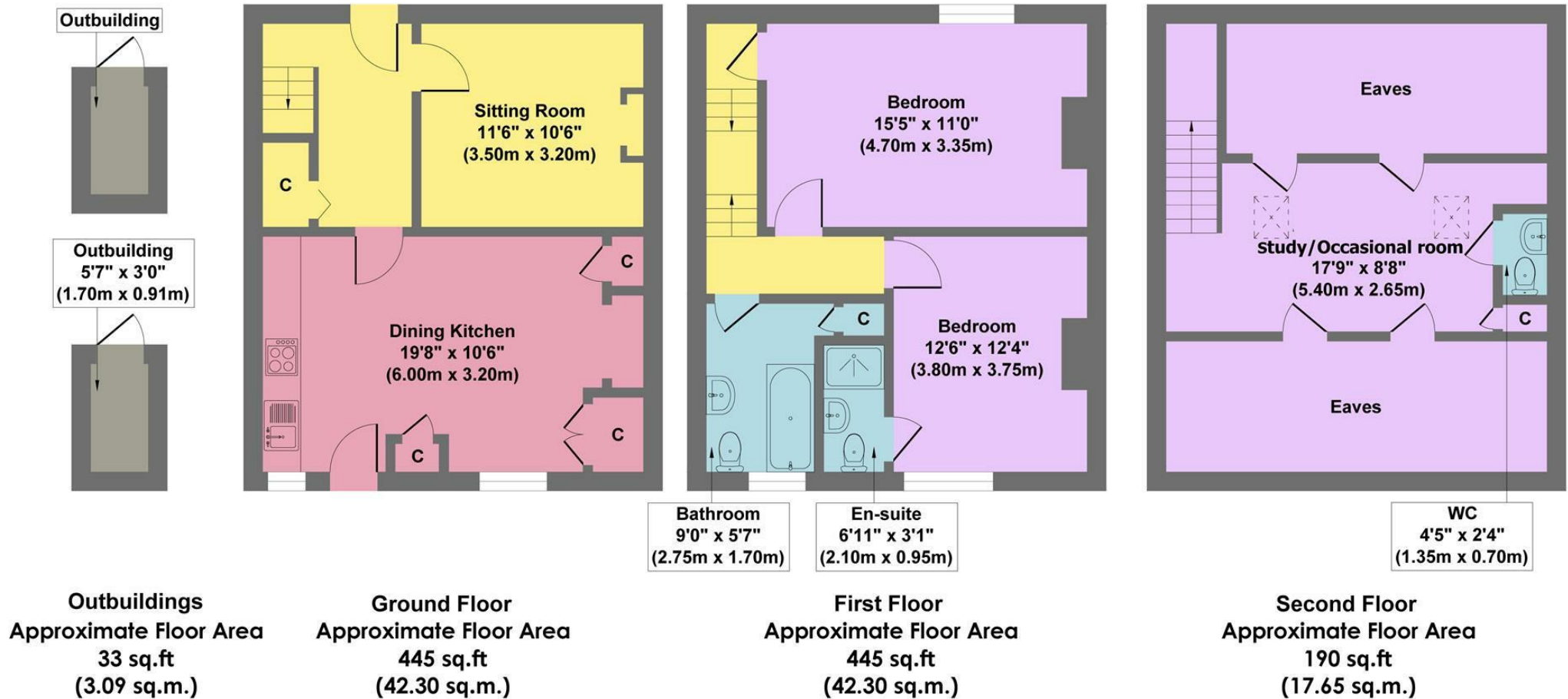
This property is offered with no upward chain and the furniture can be included in the sale.



- Idyllic Derbyshire Village
- Countryside Views
- Highly Regarded Local Primary School
- Village Shop & Country Inns
- Access To The Playing Field, Many Local Walks & Cycle Trails
- Character Features
- Furniture Included In The Sale
- Two Stone Stores
- No Upward Chain
- EPC: D



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**Approx. Gross Internal Floor Area 1113 sq.ft / 105.34 sq.m**

Illustration for identification puposes only ,measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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