



Little Batch, Watts Green, Ashford-In-The-Water

Bakewell, DE45 1QE

A charming stone-built, two-bedroom link-detached bungalow, beautifully positioned in the sought-after village of Ashford in the Water. The property benefits from gated off-road parking for one vehicle and easily maintained gardens.

Occupying a level and highly desirable setting close to village amenities, this rare opportunity offers stylish accommodation with a wealth of attractive features, including exposed beams and a stone-built fireplace.

Description

A glazed stable door opens into a spacious and well-equipped kitchen, fitted with a range of units and worktops, incorporating integrated appliances including a fridge freezer, dishwasher, washing machine, and Esse Range, along with a sink and drainer.

The kitchen leads through to a dining room with fitted storage, shelving, and a lightwell.

The sitting room enjoys a dual aspect, with French doors opening onto the front garden, and features a stone-built fireplace with an



- Stone-built link-detached bungalow in Ashford in the Water
- Dining room
- Family bathroom with Jacuzzi bath
- Offered to the market with no onward chain
- Stylish kitchen with Esse range
- Easily maintained gardens to front and rear
- Many lovely features and great village location
- Stunning dual aspect sitting room with French windows
- Two bedrooms, one en-suite
- Driveway parking for one vehicle



electric stove as its focal point.

An inner hallway with fitted storage provides access to the remaining accommodation. The principal bedroom is a double with extensive fitted wardrobes and a pleasant front-facing aspect, complemented by an en-suite shower room with walk-in shower, WC, wash basin, and heated towel rail. The second bedroom is a well-proportioned single room with a Velux window. The family bathroom comprises a Jacuzzi bath with shower over, WC, wash basin, and heated towel rail. A loft provides excellent storage space.

Externally, the property benefits from a gated front garden designed for ease of maintenance, with patio areas, external lighting, power, and off-road parking for one vehicle. To the rear, there is a further enclosed patio garden with seating areas and a useful garden store with double doors.

The neighbouring property, Great Batch, benefits from parking for two vehicles and a right of way across land owned Little Batch to the front. To the rear of the property Great Batch has access and right to parking in front of its garages.

Offered to the market with no onward chain, this property represents a rare opportunity in a highly desirable Peak District village.

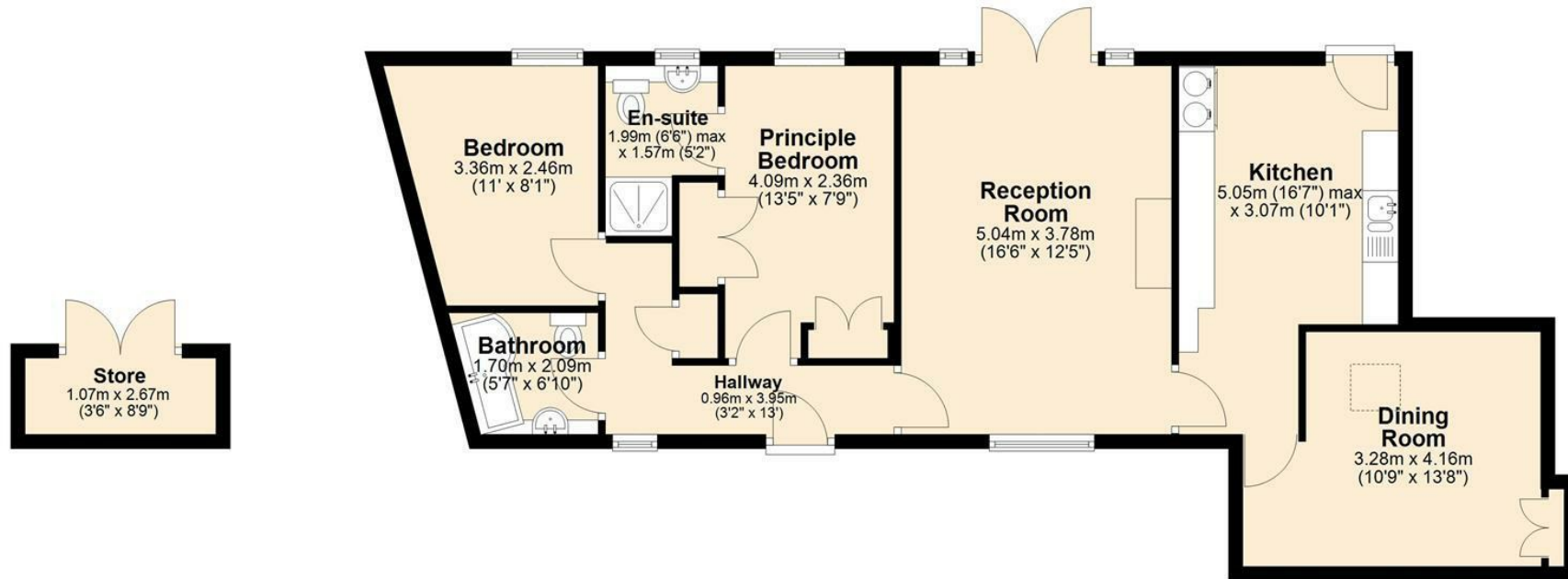






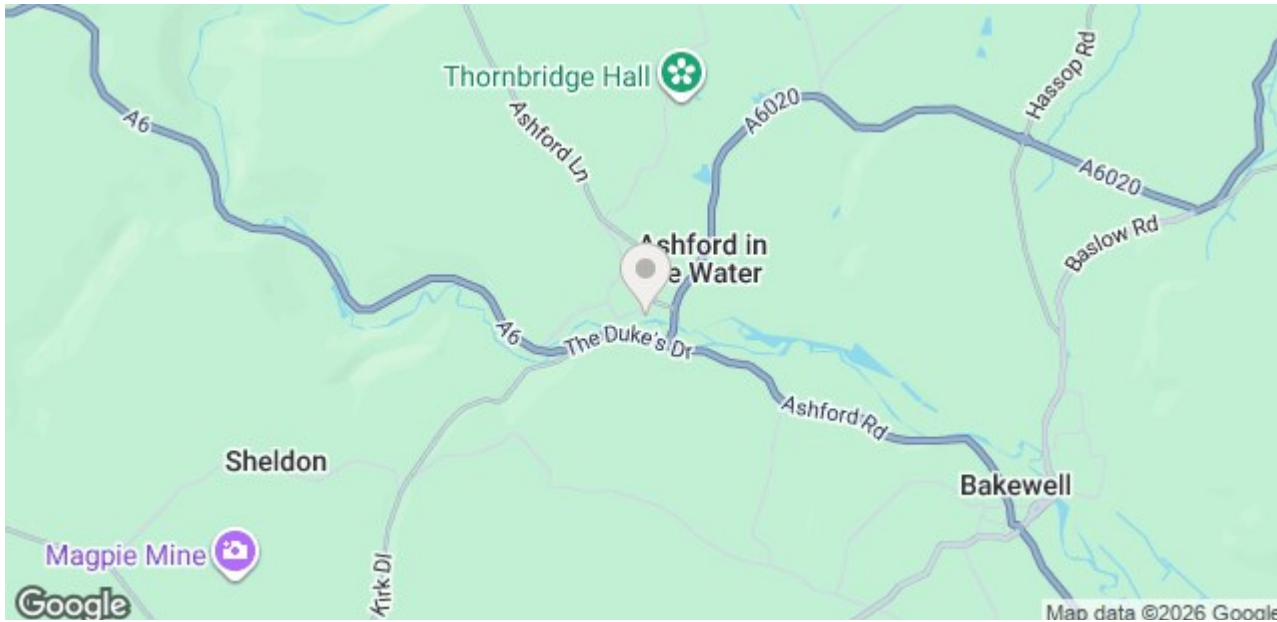
Ground Floor

Approx. 83.4 sq. metres (897.8 sq. feet)



Total area: approx. 83.4 sq. metres (897.8 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



Bakewell
 3 Royal Oak Place
 Matlock Street
 Bakewell DE45 1HD
 T: 01629 700699
 E: bakewell@elr.co.uk

Banner Cross
 888 Ecclesall Road
 Banner Cross
 Sheffield S11 8TP
 T: 01142 683388
 E: bannercross@elr.co.uk

Dore
 33 Townhead Road
 Sheffield
 S17 3GD
 T: 0114 2362420
 E: dore@elr.co.uk

Hathersage
 Main Road, Hathersage
 Hope Valley
 Derbyshire S32 1BB
 T: 01433 651888
 E: peakdistrict@elr.co.uk

Rotherham
 149 Bawtry Road
 Wickersley
 Rotherham S66 2BW
 T: 01709 917676
 E: wickersley@elr.co.uk

**EADON
 LOCKWOOD
 & RIDDLE**
 ESTD 1840