

EADON  
LOCKWOOD  
& RIDDLE  
ESTD 1840

12, Wyedale Crescent, Bakewell, DE45 1BE

## 12, Wyedale Crescent, Bakewell, Derbyshire DE45 1BE

**Tenure:** Freehold

**EPC Rating:** C

**Council Tax:** Band C

**Local Authority:** Derbyshire Dales

An extended two bedroom semi detached bungalow conveniently located on Wyedale Crescent, Bakewell, benefitting from pretty gardens, off road parking and single garage. Occupying a convenient location with pleasant views towards Manners Wood this well appointed bungalow has well planned accommodation arranged over one floor.

A composite door opens to an L shaped entrance hall with access to all accommodation.

At the heart of the property is a sitting room with living flame gas fire. An opening leads to a dining room with engineered wood flooring and two windows overlooking the garden. The room features fitted storage and there is ample space for a large dining set. A composite door provides access to the garden. An opening leads to the kitchen featuring a range of panelled units, extensive worktops incorporating sink and drainer, double oven, four burner hob with extractor hood, and undercounter fridge as well as fitted display cabinet with window aspect overlooking the driveway.

Accessed from the hallway the master bedroom features extensive fitted wardrobes and vanity unit.

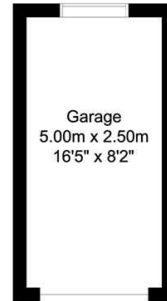
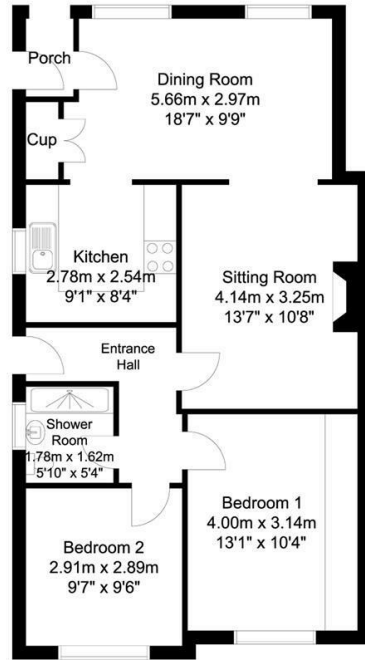
A front facing window overlooks the garden with views toward Manners Wood. Bedroom two is a further double with a similar view. A shower room features low flush w/c, pedestal wash basin, walk in shower enclosure with chrome attachment and heated towel rail. Outside to the front of the property is driveway parking for 2/3 vehicles providing access to a single garage with electric roller doors. The front garden is laid to lawn with decorative floral border. To the rear of the property is a well maintained garden featuring level lawn, patio areas and timber shed.



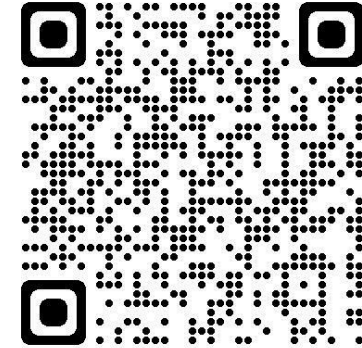


Ground Floor  
69 sq m/742.70 sq ft  
Approx.

Outbuilding  
13 sq m/139.93 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.  
CP Property Services @2023



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