



3, Glebe Avenue, Great Longstone, Bakewell, DE45 1TY

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A three bedoomed family home, beautifully positioned in the village of Great Longstone benefitting from off road parking, single garage and charming rear garden. Occupying a delightful position with south facing uninterrupted views across open countryside, this lovely home has accommodation arranged over two floors and is offered to the market with no onward chain.

The front door opens into an entrance hall with storage cupboard and staircase rising to the first floor. A door opens to the kitchen featuring a range of solid wood units with work tops over, incorporating a stainless-steel sink unit and space for oven, dishwasher, washing machine and undercounter fridge. The kitchen features a peninsular unit and walk in pantry.

The sitting room enjoys a duel aspect with a pleasant view across the front garden and an opening leads to a dining area. Double doors open to a conservatory with lovely garden aspect and far-reaching views across adjoining countryside. From the conservatory French doors open to the garden. An inner hallway accessed off the kitchen leads to an



- Three bedoomed semi detached home in the village of Great Longstone
- Integral single garage, off road parking for two vehicles
- Family bathroom
- Three year Derbyshire Dales occupancy clause applies
- Sitting room with dining area
- South facing garden
- UPVC double glazing
- Kitchen, utility area with cloakroom WC
- Three bedrooms
- Potential to convert the attic subject to relevant consent



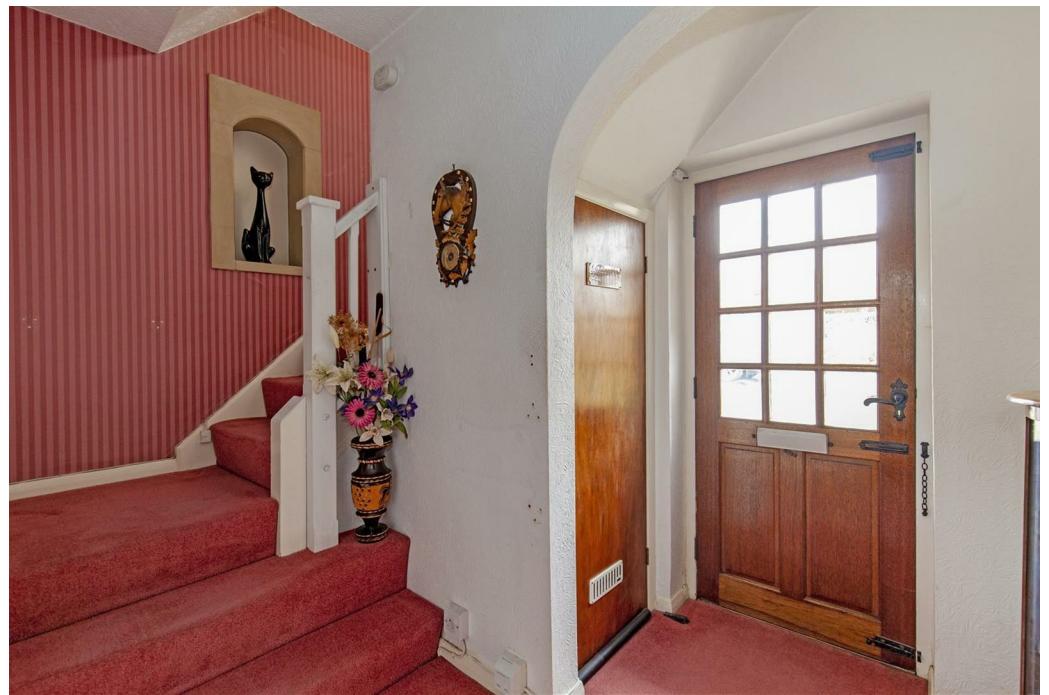
alternative front door and utility area with access to the integral garage, low flush WC and stable door to the garden.

Stairs rise to the first floor landing with access to all rooms. Bedroom one is a double bedroom with fitted wardrobes and lovely views over open countryside. Bedroom two is a further double bedroom with front facing aspect, fitted storage and views towards Longstone Edge. Bedroom three is a generous single bedroom with side facing aspect. A family bathroom completes the accommodation featuring bath, walk in shower enclosure, low flush WC and pedestal wash basin.

Outside to the front of the property is a driveway providing off road parking for two vehicles and access to a single garage. The front garden is laid to lawn with floral borders and beech hedging. To the rear of the property is a lovely south facing garden, laid to lawn with deep floral borders, patio and timber shed. The garden backs on to open countryside and its south facing position ensures sunshine nearly all day long.

The property has a three year Derbyshire occupancy Clause.

Services – gas central heating via back boiler, mains electricity, water and drainage. Offered to the market with no onward chain.

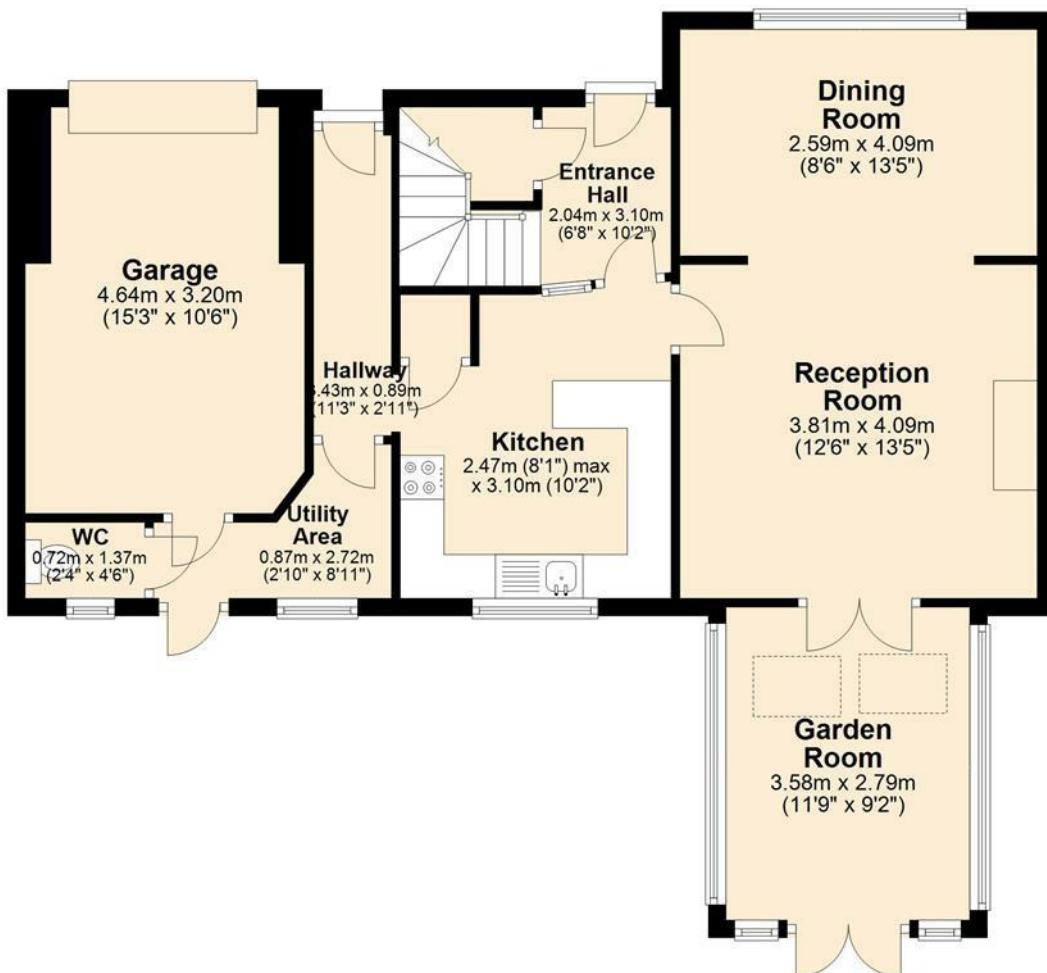






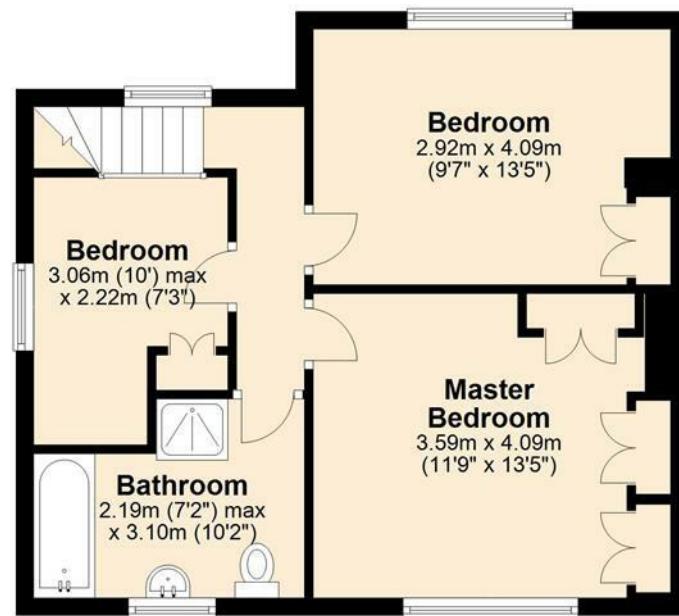
Ground Floor

Approx. 78.5 sq. metres (844.4 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



Total area: approx. 122.9 sq. metres (1323.3 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.



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