





# 21, Park Road

Bakewell, Derbyshire, DE45 1AX

An extended three bedroomed semi detached family home conveniently located in the market town of Bakewell benefitting from a single garage, shared driveway parking and home office. Occupying an elevated position with far reaching views across Bakewell this spacious family home has accommodation arranged over two floors and has been extended to the side and rear. The property benefits from a large garden backing onto woodland and is offered to the market with no onward chain.

The composite front door opens to an entrance hall with cloaks cupboard and a staircase leading to the first floor. The sitting room enjoys a front facing aspect with feature fireplace and impressive view. An opening leads to the dining area with double doors opening to a garden room. This versatile space has French windows which open onto the garden and benefits from UPVC double glazing.



- An extended three bedroom semi-detached family home
- Entrance hall
- Cloakroom WC
- Elevated position with stunning views across Bakewell
- Single garage and shared driveway
- Two reception rooms
- Two double bedrooms, one single
- Home office/workshop to rear of garage
- Spacious kitchen
- Family shower room





The kitchen features a range of units with worktops over incorporating a double oven, four burner hob and space for a washing machine and dryer. A sink and drainer is set beneath a side facing window and there is a walk in pantry. A side door leads to the driveway and a cloakroom/wc is accessed from the kitchen.

Stairs rise to the first floor landing with side facing window and access to all rooms. Bedroom one is a double bedroom with fitted storage and a superb view across Bakewell towards Manners Wood. Bedroom two is a rear facing double bedroom with fitted storage and garden aspect. Bedroom three is a single bedroom with fitted storage and side facing aspect. The family shower room features a suite consisting of low flush WC, counter top wash basin set within storage and walk in shower enclosure with chrome fittings.

To the side of the property is a tarmac driveway shared with the neighbouring property providing access to a single garage. To the rear of the garage is a garden office with two side facing windows.

Outside, to the front of the property is a easily maintained gravel garden with floral border. To the rear of the property is a generous, gently terraced garden featuring a rockery, large patio area and a gravel garden. The garden backs onto woodland and enjoys spectacular views across Bakewell and surrounding countryside. A timber chalet and shed are included in the sale.





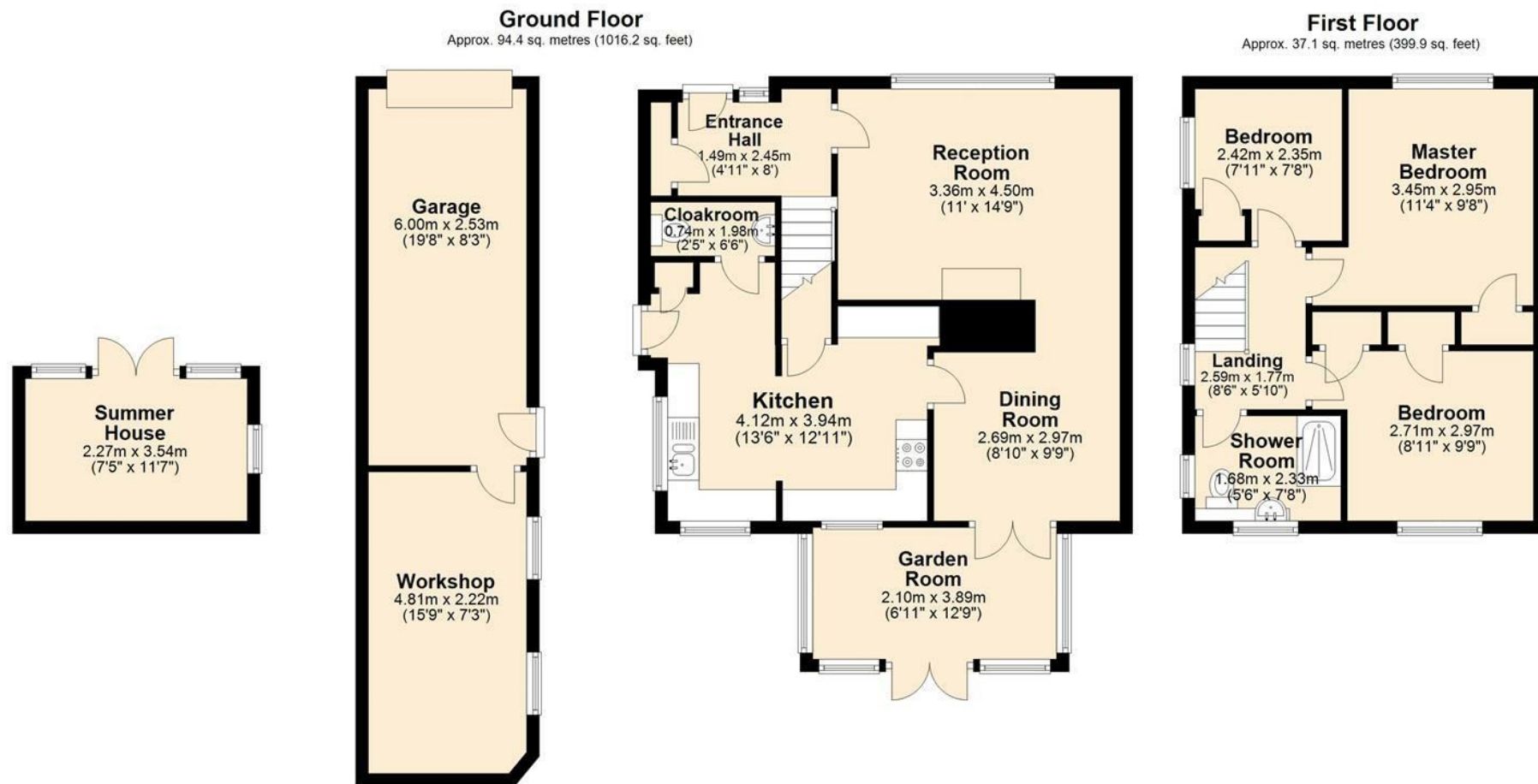












Total area: approx. 131.6 sq. metres (1416.0 sq. feet)

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

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