



5, Catcliffe Close

BAKEWELL, DE45 1AZ

Price : Offers In The Region Of £375,000

Tenure : Freehold

EPC Rating :

Council Tax : Band D

Local Authority : Derbyshire Dales

A composite front door opens to an entrance hall with a storage cupboard and access to all accommodation. The sitting room lies at the heart of the property with a large window providing super views across Bakewell to Manners Wood. The kitchen lies at the back of the property to enjoy the view and features a range of solid wood units surmounted by worktop space incorporating a stainless steel sink and drainer, four burner electric hob with extractor over and space for undercounter fridge, freezer and washing machine. From the kitchen steps lead to an L-shaped dining room with seating area and French windows opening to the garden. An inner hallway provides access to three bedrooms and the family bathroom. Bedroom one is a double bedroom with extensive fitted wardrobes including vanity unit with a front facing aspect across the garden. bedroom two is a further double bedroom with a fitted wardrobe and the same aspect. Bedroom three is a single bedroom with side facing aspect.



- Three bedroomed semi detached bungalow in the market town of Bakewell
- Two reception rooms
- Two double and one single bedroom
- Freehold - Band D Derbyshire Dales
- Stunning far reaching views across towards Manners Wood and Longstone Edge
- Kitchen
- Potential to convert the attic subject to planning permissions
- Driveway parking and single garage
- Family shower room
- Lovely gardens to front and rear

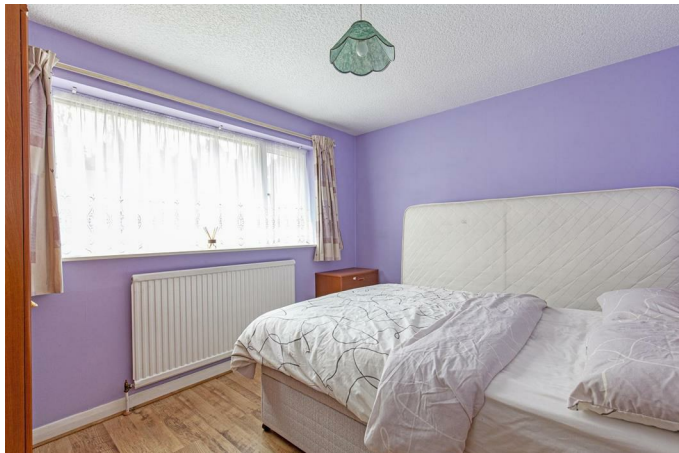


The family bathroom consists of a white suite with low flush WC, pedestal washbasin, shower enclosure with chrome attachments and chrome heated towel rail.

Outside, to the front of the property a driveway provides parking for two vehicles and access to a single garage with up-and-over door. The front garden features a gravel garden with deep floral borders. To the rear of the property is a lovely garden laid to lawn with patio area, deep floral borders and timber shed,. From the garden there are exceptional views across Bakewell towards Manners Wood and the golf course.

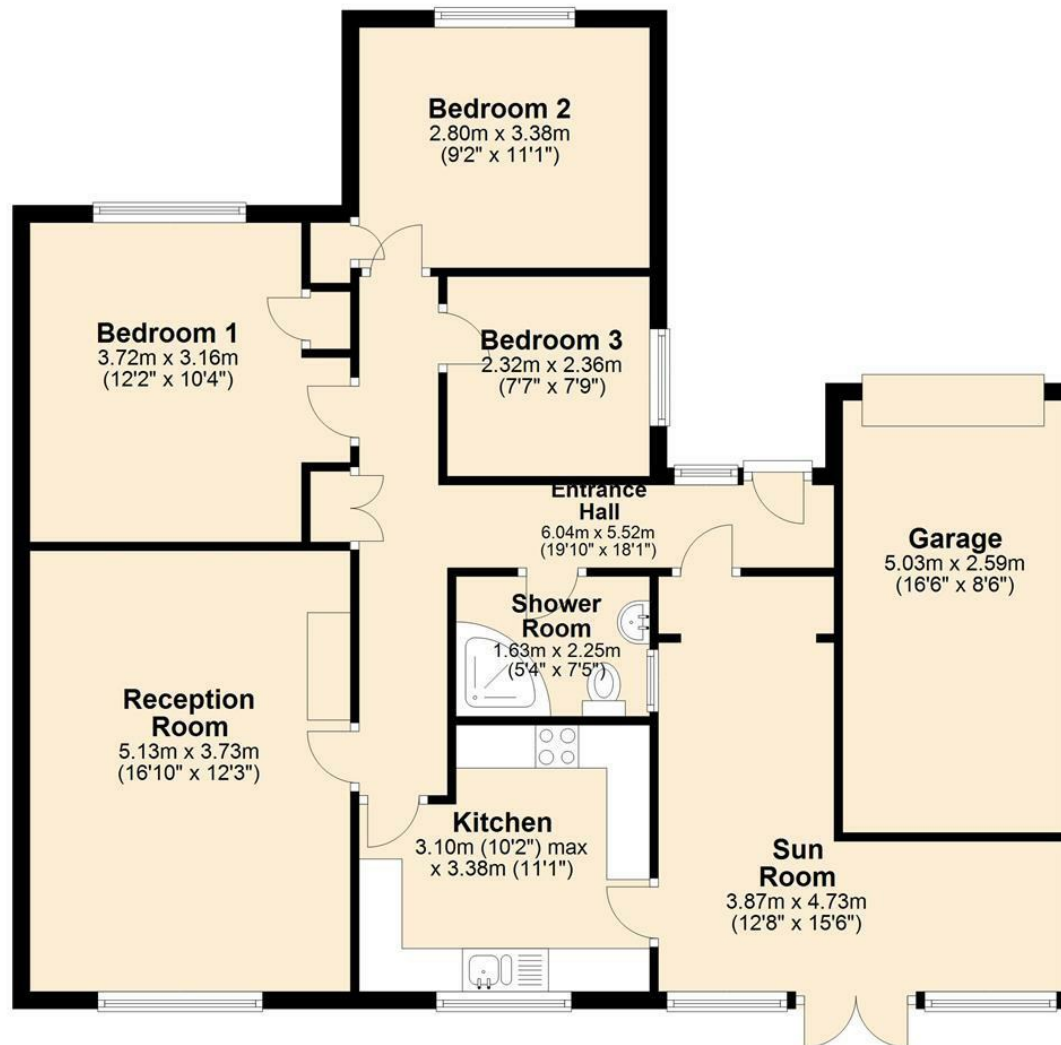






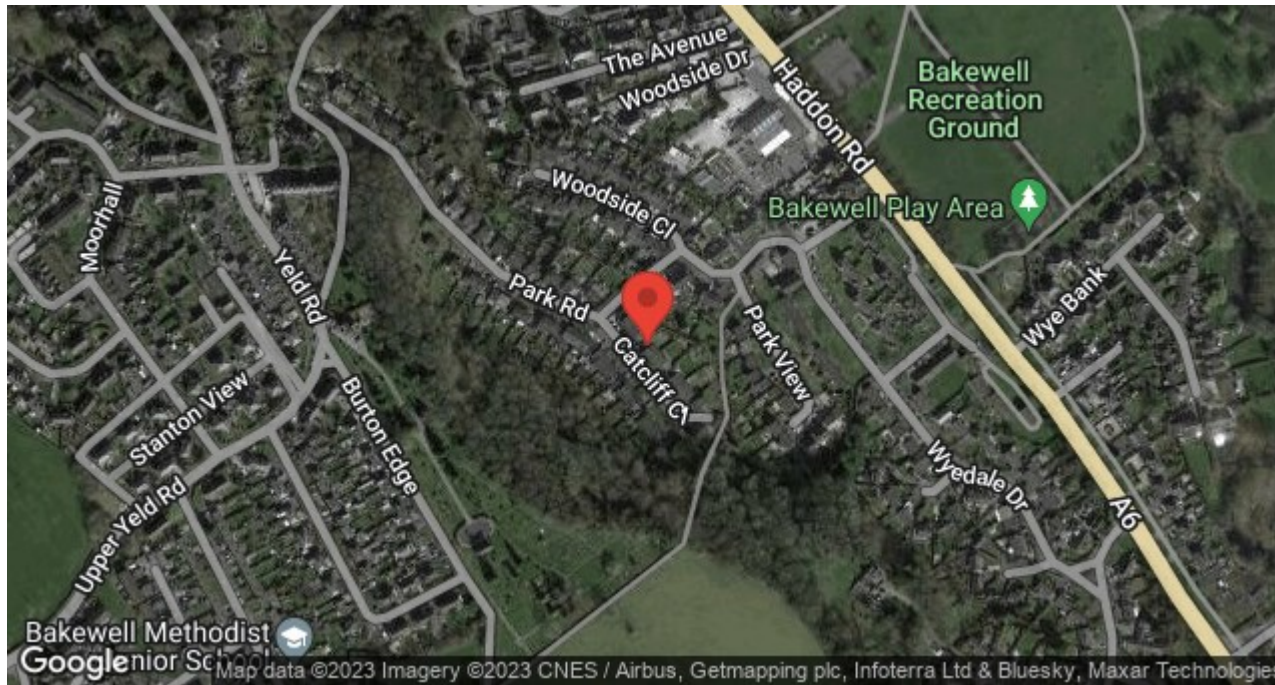
Ground Floor

Approx. 103.2 sq. metres (1110.3 sq. feet)



Total area: approx. 103.2 sq. metres (1110.3 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.



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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