EADON LOCKWOOD & RIDDLE
ESTD 1840



1, Merrial Close, Bakewell, DE45 1JB

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Price Guide £385,000-£400,000

A substantial three-bedroom semi-detached family home, occupying a lovely position on the south-western edge of the popular market town of Bakewell.

The property offers well-proportioned accommodation arranged over two floors, together with lovely front and rear gardens, driveway parking and a detached single garage.

Description
A composite front door opens into a broad entrance hall, providing access to the ground floor accommodation and stairs rising to the first floor.

The sitting room enjoys a pleasant front-facing aspect, with a bay window overlooking the front garden. A stone-built fireplace provides an attractive focal point, housing a multi-fuel stove. An archway leads through to a substantial dining room, with French doors opening onto the rear garden and enjoying pleasant views towards the surrounding hillsides.

At the heart of the home is a stylish kitchen, fitted with a range of panelled units complemented by stone work surfaces and incorporating a one-and-a-half bowl sink. Integrated appliances include a dishwasher and microwave, together with a five-burner range cooker and extractor hood above. There is also a useful storage cupboard housing the Worcester Bosch boiler.

A stable door leads from the kitchen into a conservatory-style lean-to, which provides direct access to the garden. This in turn leads to a useful utility room, offering space and plumbing for a washing machine, together with space for a freestanding fridge freezer.

Stairs rise from the entrance hall to the first-floor landing, which provides access to all three bedrooms, the family bathroom and loft hatch.

Bedroom one is a spacious double bedroom, enjoying a lovely rear-facing aspect across the garden towards the surrounding countryside. Bedroom two is a further double bedroom, with views across Bakewell towards Manners Wood. Bedroom three is a single bedroom, currently utilised as a home office.

The family bathroom is fitted with a white suite comprising a low-flush WC, panelled bath with shower over and wash basin set within a useful storage unit. The room is further complemented by tiled flooring and a heated towel radiator.

Outside, the property is approached via a gated driveway providing parking for up to two vehicles. The front garden is laid mainly to lawn, with a dwarf stone wall, floral borders and established hedging providing a good degree of privacy. The rear garden is laid mainly to lawn and features a generous patio terrace, raised planting beds and pedestrian access to the rear lane.

Accessed from the rear lane is a detached, stone-built single garage, suitable for a small vehicle, although perhaps more ideally suited to additional storage.

The property benefits from UPVC double glazing throughout and is offered to the market with no onward chain.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.



- Substantial three bedroom semi-detached home in Bakewell
- Driveway parking for two vehicles and single garage
- Sitting room with log burning stove
- Dining room
- Stylish kitchen
- uPVC lean-to and separate utility area
- Family shower room
- uPVC double glazing throughout
- Attractive, easily maintained gardens with storage shed
- No onward chain













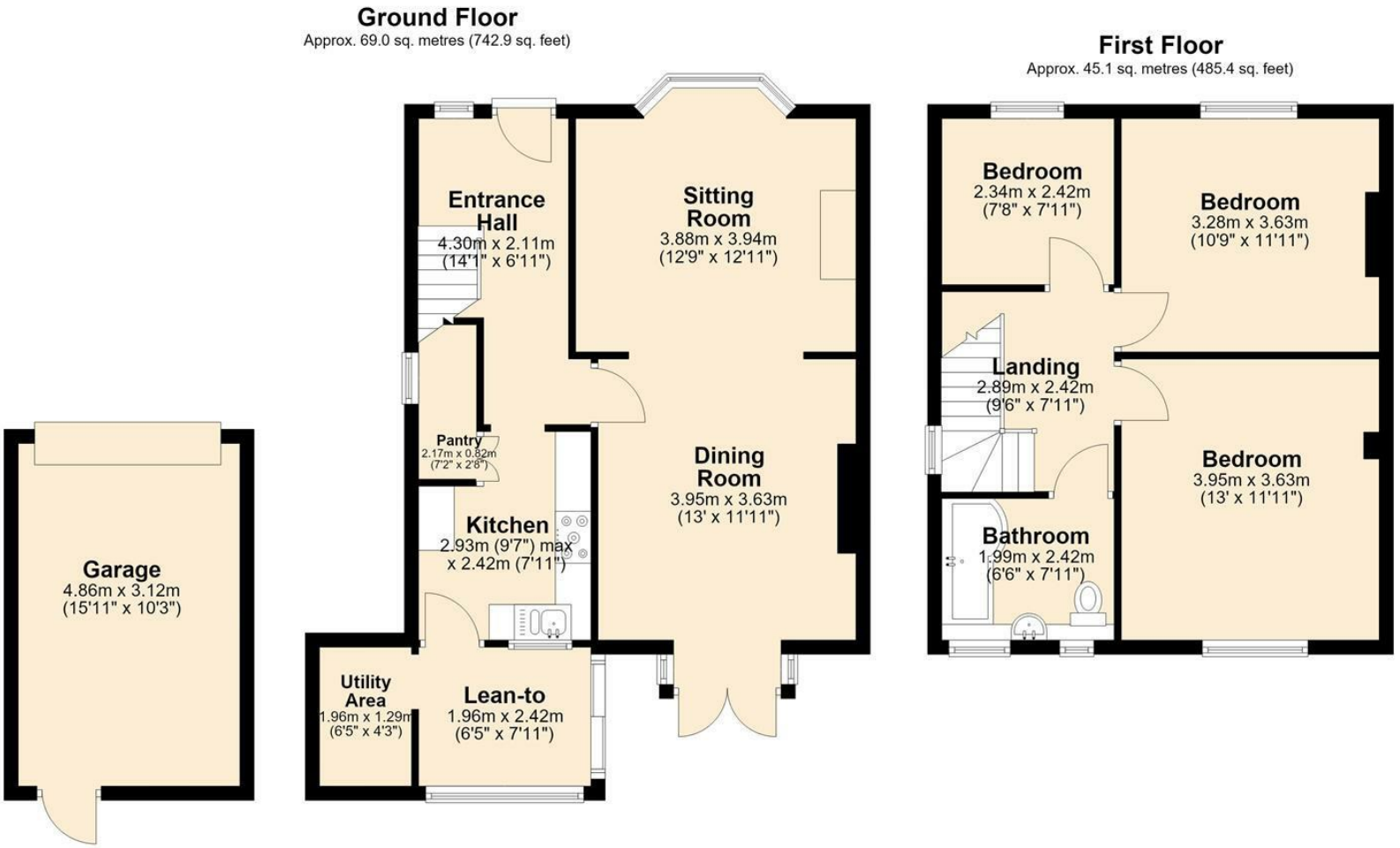












Total area: approx. 114.1 sq. metres (1228.2 sq. feet)

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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