



4 Park View, Bakewell, Derbyshire, DE45 1BS





# 4 Park View

Guide Price

## £375,000

Commanding Views

£375,000 - £385,000 Guide Price

A three bedroom link detached property occupying a peaceful residential setting with superb far reaching views across Bakewell towards Manners Wood. The property is situated in the popular Peak District market town of Bakewell with an excellent range of shops, amenities and leisure facilities in easy reach. Within highly regarded primary school and Lady Manners school catchment and commutable distance of Sheffield, Chesterfield, Buxton and Matlock.

The property offers scope to enlarge and refurbish to individual specifications ( subject to gaining the relevant planning consents).

With gas central heating and double glazing the light and airy accommodation comprises an entrance hall with built in storage and WC. The heart of the property features an L-shaped reception room with seating and dining areas and doors lead to the rear garden. A fitted kitchen with a door leading to the garage which offers scope to include a utility room or reconfigure as additional living space.

Three bedrooms are located on the first floor, including two generous doubles with fitted wardrobes, a shower room and a single bedroom ideal as a home office or nursery.

The driveway provides off road parking and leads to the attached garage with a workshop area to the rear. The property boasts front and rear gardens including a large patio area, raised garden and lawn bordered by shrubs and mature trees. A timber shed is included in the sale.

No Upward Chain

- Magnificent Far Reaching Views
- Close To An Excellent Range Of Shops & Amenities
- Enclosed Rear Garden
- Offers Potential To Enlarge & Refurbish
- Within Lady Manners School Catchment
- Garage & Off Road Parking
- Access To Many Outdoor Pursuits & Leisure Facilities
- Commutable Distance Of Major Commercial Centres
- EPC: D
- Viewings: Bakewell Office









## 4 Park View



**Ground Floor**  
**Approximate Floor Area**  
**747 sq.ft**  
**(69.42 sq.m.)**

**First Floor**  
**Approximate Floor Area**  
**440 sq.ft**  
**(40.88 sq.m.)**

**Approx. Gross Internal Floor Area 1187 sq.ft / 110.30 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. \*A Life Assurance policy may be requested.\* \*Written Quotations of credit terms available on request.\*

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