



11 Monyash Road, Over Haddon, Derbyshire, DE45 1HZ

Saxton Mee

11 Monyash Road

Over Haddon

Offers In The Region Of

£285,000

This three-bedroom semi-detached home with an attached garage and off-road parking occupies a peaceful setting on the edge of the charming village of Over Haddon, bordered by spectacular Peak District countryside and offering direct access to a variety of local walks. Ideally situated close to the historic market town of Bakewell, the property enjoys convenient access to an excellent range of shops, amenities and leisure facilities, while also falling within the catchment for highly regarded primary and secondary schools and being within easy commuting distance of major commercial centres.

The property offers excellent potential to enlarge, subject to the necessary planning consents, and can be finished to individual specifications. The accommodation currently comprises a front entrance porch leading into the hallway, a light and airy dual-aspect sitting and dining room with doors opening onto the rear garden and a fitted kitchen. A useful lean-to provides additional storage and adjoins the single garage.

On the first floor, the landing gives access to two double bedrooms, a further bedroom, a family bathroom and a separate WC.

The property is approached via a driveway leading to the garage, providing off-road parking and is complemented by an easily managed front garden. To the rear, an enclosed garden adjoins open countryside and enjoys attractive views, with the addition of a timber storage shed. The property is offered to the market with no upward chain.

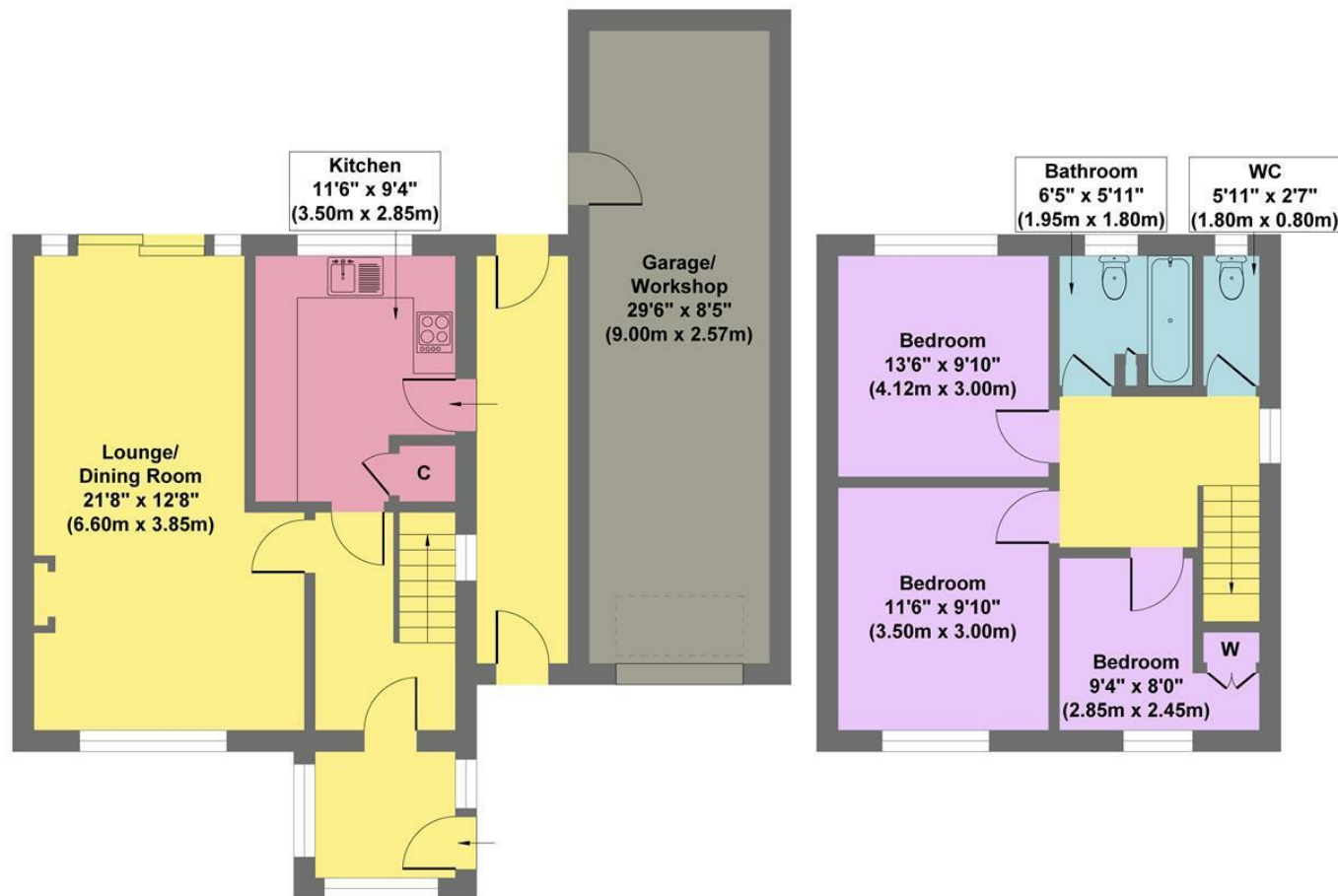


- Countryside Views
- Peaceful Setting
- Direct Access To many Local walks
- Easy Reach Of Shops & Amenities
- Within Lady Manners School Catchment
- Offers Scope To Enlarge
- Garage & Off Road Parking
- No Upward Chain
- EPC: F
- Viewings: Bakewell Office





11 Monyash Road



Ground Floor
 Approximate Floor Area
 849 sq.ft
 (78.85 sq.m.)

First Floor
 Approximate Floor Area
 436 sq.ft
 (40.50 sq.m.)

Approx. Gross Internal Floor Area 1285 sq.ft / 119.35 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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