



1 West End, Baslow, Derbyshire, DE45 1RG

Saxton Mee

# 1 West End

## Baslow

Offers In The Region Of

# £350,000

Superb Far Reaching Views Towards Chatsworth.

A spacious three bedroom stone built semi-detached property with easily managed gardens and off road parking. Occupying a peaceful and picturesque residential setting in the sought after village of Baslow with delightful far reaching views across the idyllic Derbyshire countryside.

Baslow boasts the highly regarded St Anne's primary school, a Post Office, Co-Op, cafes and country inns. Situated on the edge of The Chatsworth Country Estate with many local walks and cycle trails on the doorstep as well as being in commutable distance of Bakewell, Buxton, Sheffield and Chesterfield.

The property has been fully renovated by the present owners to a high standard throughout and comprises: an entrance hallway with pantry, a dining room and a dual aspect sitting room with a log burning stove. A bespoke fitted kitchen with integrated appliances opens into the conservatory and WC.

First floor: landing, two double bedrooms, a luxurious bathroom with a free standing bath and a further bedroom.

Exterior: the property is approached via a driveway providing off road parking. An easily managed front garden, seating terraces to the side and rear, a timber store and gravel beds.

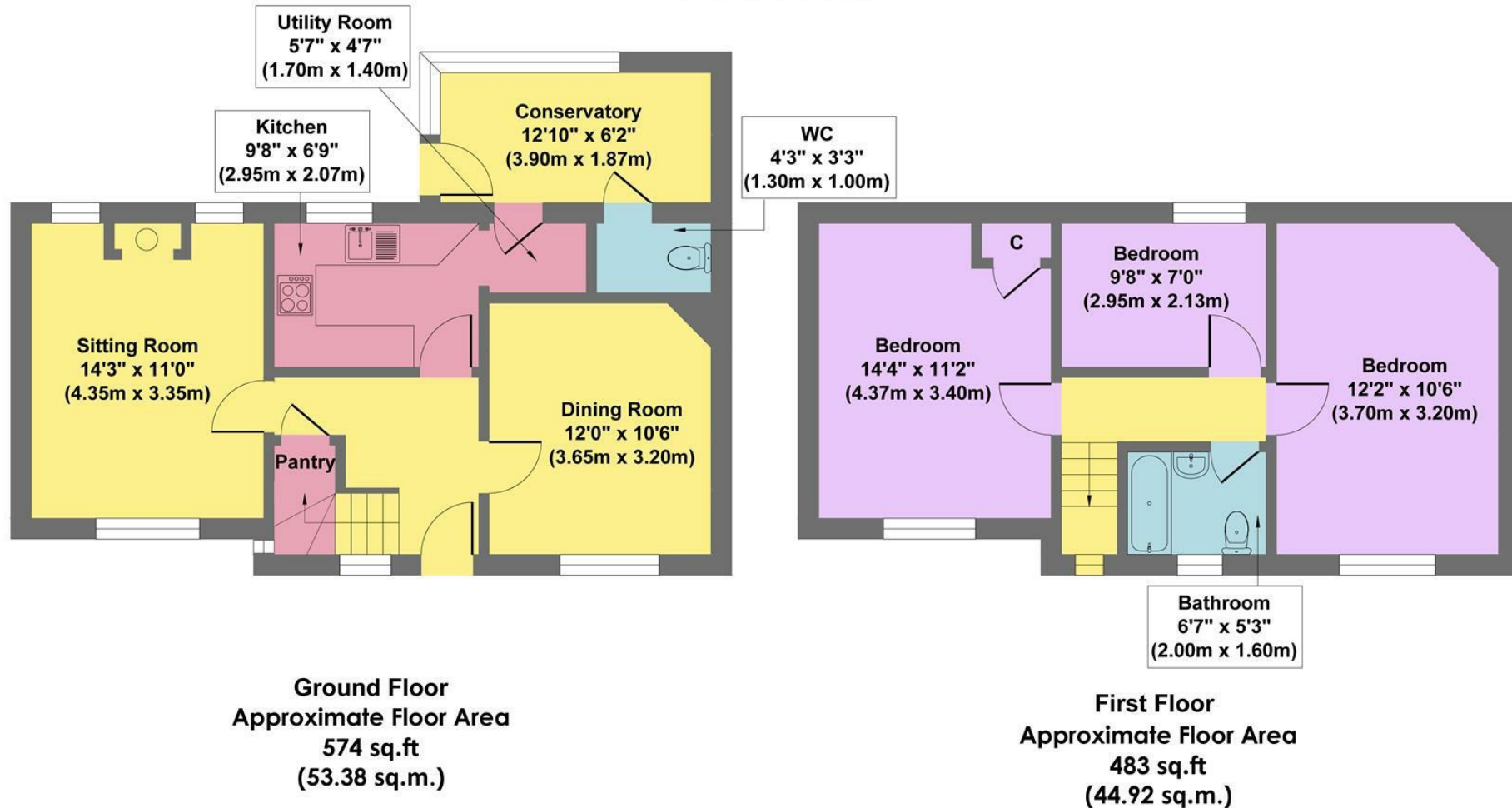
A three year local occupancy clause applies.

- Skillfully Renovated & Beautifully Presented Throughout
- Attractive Gardens & Views Across Derbyshire Countryside
- Sought After Peak District Village
- Within St Anne's Primary & Lady Manners School Catchment
- Many Local Shops & Amenities
- Peaceful Picturesque Setting
- A Three Year Local Occupancy Clause Applies
- Off Road Parking
- EPC: Rated D
- Viewings: Bakewell Office





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**Approx. Gross Internal Floor Area 1058 sq.ft / 98.03 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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