



Roughlands, Moorlands Lane, Froggatt, Derbyshire, S32 3ZL

Saxton Mee

Moorlands Lane

Asking Price

£599,000

A four bedroom stone built detached property nestled in generous well stocked gardens amounting to 0.35 acres. With generous off road parking and stunning views across the Derwent Valley in the Heart of the Peak District National Park. Occupying a peaceful and picturesque setting in the sought after village of Froggattbeneath Froggatt Edge, with many local walks and outdoor pursuits. Within easy commutable distance of Sheffield, Manchester and Chesterfield as well as being in Lady Manners school catchment.

The spacious and flexible living accommodation offers single level living accommodation if required. With gas central heating and double glazing the well presented accommodation comprises:

Entrance porch, large hallway with built in storage, a dual aspect sitting room with a bay window and a dining room with a bay window. A fitted kitchen with Aga, a utility room, rear porch and a conservatory. Two ground floor bedrooms and a shower room.

First floor: landing with built in storage, a double bedroom with eaves storage and a master bedroom with dressing area, built in wardrobes, eaves storage and an ensuite bathroom.

Exterior: the property is approached via a gravel driveway providing off road parking for several vehicles. The substantial well stocked gardens with planted beds, borders, specimen shrubs and trees also includes seating terraces and a timber summer house.

- Fabulous Peak District Views
- Off Road Parking For Several Vehicles
- Flexible Living Accommodation
- Access To Many Outdoor Pursuits
- Easy Reach Of Local Amenities
- Substantial Gardens Amounting To Approx 0.35 Acre
- Peaceful Picturesque Setting
- Lady Manners School Catchment
- EPC: TBC
- Viewings: Hathersage Office





Roughlands



Ground Floor
Approximate Floor Area
1241 sq.ft
(115.28 sq.m.)

First Floor
Approximate Floor Area
526 sq.ft
(48.89 sq.m.)

Approx. Gross Internal Floor Area 1767 sq.ft / 164.17 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.*

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

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