



Rodings, 5 White Edge Drive, Baslow, Derbyshire, DE45 1SJ



# 5 White Edge Drive

## Baslow

Guide Price

# £900,000

A Fabulous Family Home In A Stunning Setting.

£900,000 - £950,000 Guide Price

A substantial four/five bedroom detached property nestled in attractive landscaped gardens amounting to approximately a third of an acre. Occupying a peaceful picturesque setting in the highly sought after village of Baslow on the edge of the historic Chatsworth Country Estate. The pretty village offers an excellent local primary school, shops, Post Office, cafés and country inns. Bordered by stunning Peak District countryside with direct access to many local walks and cycle trails whilst also being in commutable distance of Sheffield, Manchester & Chesterfield as well as the many pretty adjoining Derbyshire villages. Within Lady Manners School catchment.

The well presented flexible living accommodation with gas central heating and double glazing comprises: front entrance porch and well proportioned entrance hall, a large dual aspect L-shaped lounge/dining room with a gritstone fireplace housing a Clearview log burning stove and doors leading to the rear garden. A sitting room with views towards Chatsworth opens into a further reception room/bedroom five. The property offers a fitted breakfast kitchen with a range of units and appliances including a Bosch oven and ceramic hob leading into the utility room and a WC. A door from the utility room opens into the conservatory overlooking the rear garden.

First floor: landing with built in cupboard and under eaves storage, a dual aspect double bedroom with a comprehensive range of built in wardrobes, dressing area and en-suite bathroom. Two double bedrooms with fitted wardrobes, a family bathroom and a further single bedroom.

Exterior: the driveway leads to a garage with a side personnel door and provides off road parking for several vehicles. The impressive well stocked mature gardens border the property with planted beds, borders and seating terraces. The garden also includes fruit trees and bushes, a greenhouse, timber shed

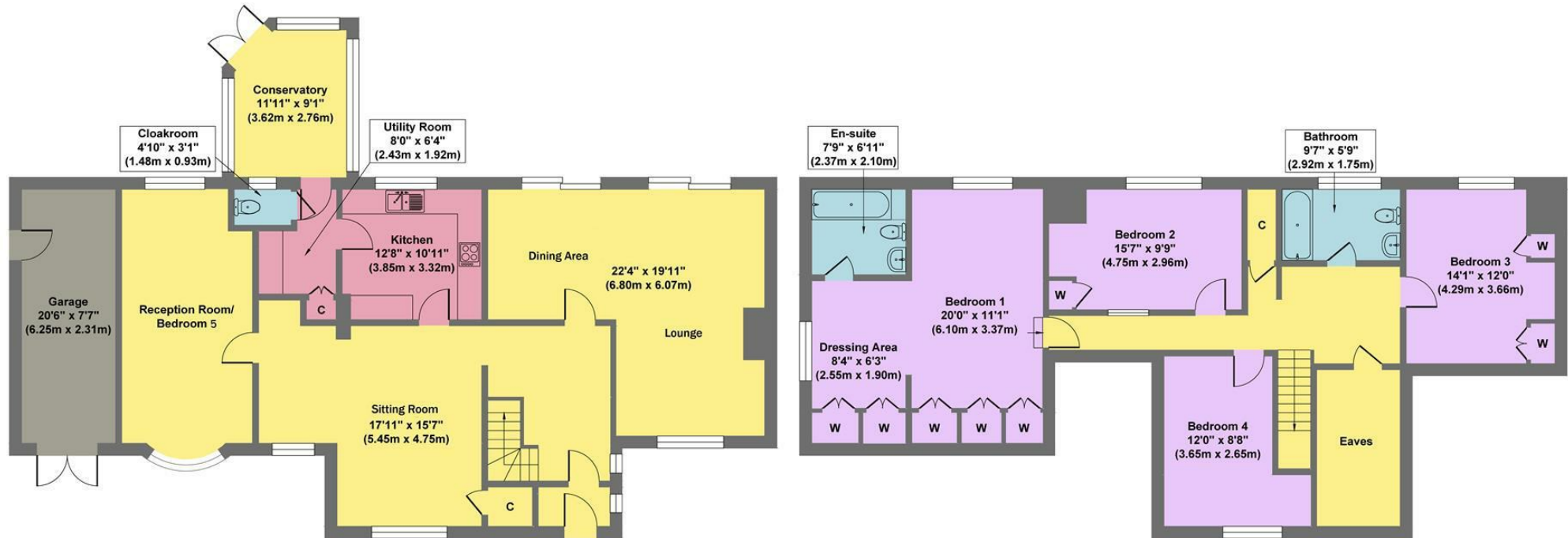


- A Peaceful Setting In Sought After Peak District Village
- Direct Access To Many Local Walks & Cycle Trails As Well As Local Sporting Facilities
- Large Corner Plot With Substantial Gardens & Ample Space To Add A Home Office/Gym
- Garage & Off Road Parking Timber Storage Shed & Glazed Greenhouse
- Impressive Views Towards Chatsworth House & Baslow Edge
- Easy Walking Distance Of Highly Regarded St Anne's Primary School
- Excellent Village Shops Amenities GP's & Country Inns
- Within Lady Manners School Catchment Area
- EPC : D
- Viewings: Hathersage Office





## Rodings



**Ground Floor**  
**Approximate Floor Area**  
 1484 sq.ft  
 (137.89 sq.m.)

**First Floor**  
**Approximate Floor Area**  
 1108 sq.ft  
 (102.91 sq.m.)

**Approx. Gross Internal Floor Area 2592 sq.ft /240.80 sq.m**

Illustration for identification puposes 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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