



# Moss Hill, Derwent Drive

Baslow, Bakewell, DE45 1RS

Stylish and generously proportioned three double bedroomed property enviably located in a quiet cul de sac in Baslow. The modern family home has been lovingly restored and has the benefit of private easily managed gardens, garaging/workshop space and off road parking for several vehicles. Sublime riverside location.

The property briefly comprises at ground floor level of a spacious open plan living kitchen area featuring Karndean flooring and tri fold doors opening onto the rear terrace. The fitted kitchen features a comprehensive range of quality paint effect base units and a Corian worktop. Built in appliances include a double oven and additional single oven with grill and an electric induction hob with overhead extractor. The living area features a free standing multi fuel stove.

There is a separate dining room with original restored parquet flooring and a feature marble fireplace with inset gas fire. Sliding french doors open into the rear UPVC double glazed conservatory with tiled floor and access to the rear garden. Lovely views over the riverbank.

From the kitchen area a door leads into the cloak/boot room which has doors to the front and rear exterior and then a further door opens to the utility room which has a Belfast sink and



- THREE DOUBLE BEDROOMED DETACHED PROPERTY
- GARAGING AND OFF ROAD PARKING
- TWO GROUND FLOOR SHOWER ROOMS
- QUIET CUL DE SAC LOCATION
- IDYLIC RIVERSIDE LOCATION WITH FABULOUS VIEW
- LOVELY EASILY MANAGED GARDENS
- FIRST FLOOR ENSUITE BATHROOM
- IMMACULATE STYLISH INTERIOR
- GROUND FLOOR BEDROOM
- OFFICE/STUDY SPACE



space and plumbing for an automatic washing machine and tumble dryer. Plenty of storage space.

Off the utility room is a worker's shower room with hand wash basin and wc and a further door opens to the attached garage which has a workshop space and automatic up and over door.

The well proportioned ground floor master bedroom area has a beautiful view of Stanedge Edge and the adjacent green field plus there is a modern shower room with a large shower cubicle.

An impressive feature oak and glass staircase leads to the mezzanine area which has a glass balustrade and provides a useful study/office space with velux windows allowing for fabulous views of the riverside. There are a further two double bedrooms, one enjoying the benefit of a luxury ensuite bathroom with a shower bath and a dressing area.

The rear garden is laid mainly to lawn with ornamental shrubs and planting and a paved terrace area. This is a lovely tranquil space with idyllic views and feels very peaceful and relaxing. There is a timber shed and log store and additional storage space to the side of the property and an electric sun awning.

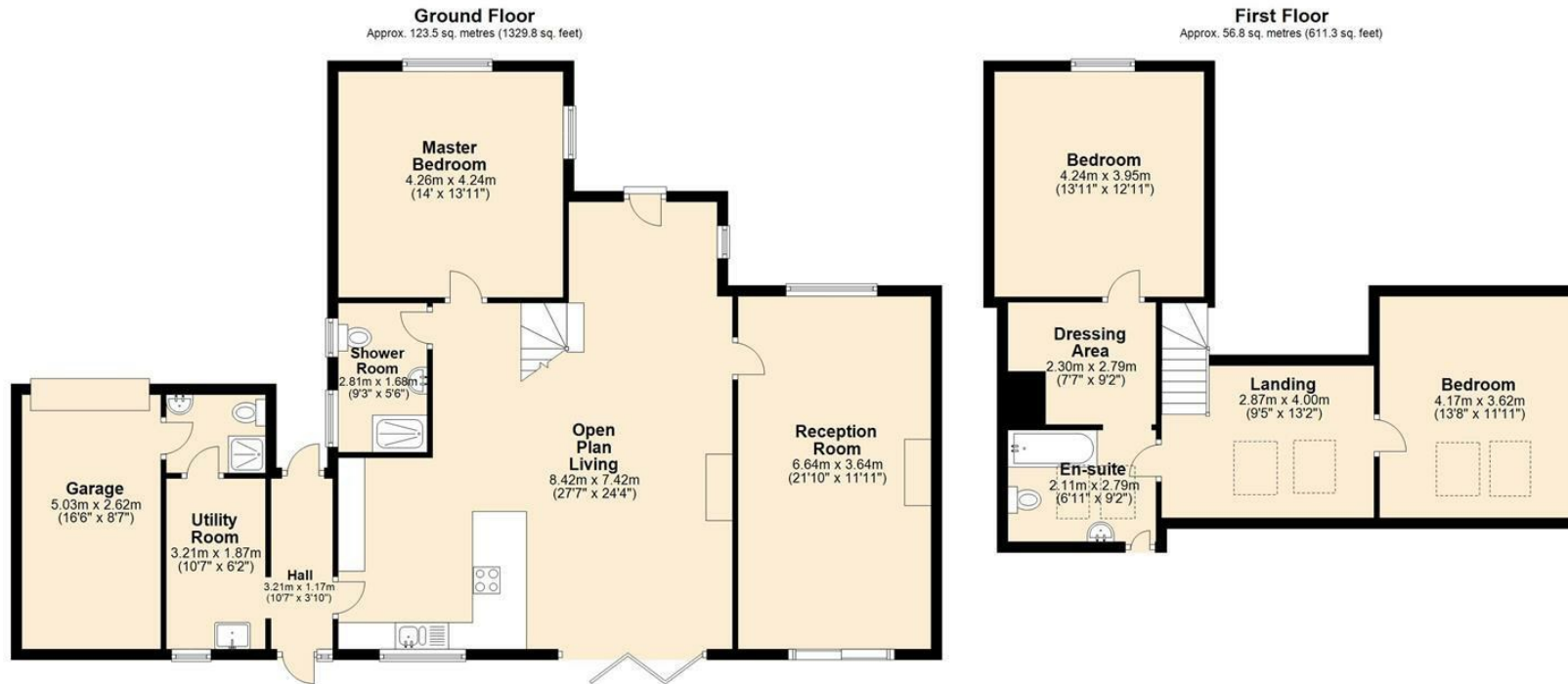
To the front of the property is a further low maintenance garden area with access to the garage and additional car port. Turning space and ample off road parking.

The property benefits from solar panels, a rainwater harvesting system, domestic CCTV system and Cat5 cabling.









Total area: approx. 180.3 sq. metres (1941.1 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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