





# Green Acres, Over Lane

Baslow, DE45 1RT

An extended four bedroomed detached family home beautifully positioned in the village of Baslow benefitting from an integral tandem garage, driveway parking and stunning views towards Baslow Edge. Occupying a beautiful setting backing onto open countryside, this lovely home has well-planned accommodation arranged over two floors and is offered to the market with no onward chain. The property has been a much-loved family home for years and features UPVC double glazing and gas central heating.

A porch opens to an entrance hall with storage space and access to all accommodation. The sitting room enjoys a dual aspect with lovely views across both gardens. A further reception room is used as a dining room with a floor to ceiling window overlooking the front garden.

To the rear of the property is the dining kitchen with pleasant aspect across adjoining countryside and quarry tiled flooring. The



- Four double bedroomed extended detached family home in Baslow
- Dining Kitchen
- Cloakroom WC
- Offered to the market with no onward chain

- Integral tandem double garage
- Sitting room
- Family bathroom

- Backs onto local fields with views of Baslow Edge
- Dining room
- UPVC double glazing throughout





kitchen features a range of units with worktops over incorporating a stainless-steel sink and drainer and space for a stand-alone oven, dishwasher, washing machine and fridge freezer. Off the kitchen is an inner hallway with a cloakroom/WC, door to the garden and door to the integral garage.

Stairs rise to the first-floor landing with access to all rooms and the family bathroom. Bedroom one is a spacious double bedroom with view across the front garden. Bedroom two is a further double bedroom with a similar front facing aspect. There are two further double bedrooms with rear facing views towards Baslow Edge and adjoining countryside. The family bathroom features a pedestal wash basin, bidet, bath and walk-in shower enclosure. A separate WC is accessed off the landing.

#### Integral garage

Adjoining the property is an integral tandem double garage. The Worcester Bosch boiler is located here and a door provides access to the back garden.

#### Gardens

Outside, to the front of the property is a blocked paved driveway with parking for three cars and access to the garage. The front garden is laid to lawn with deep floral borders.

To the rear of the property is a garden laid to lawn with patio areas, floral borders, and magnificent views across adjoining countryside. A timber summer house is included in the sale.





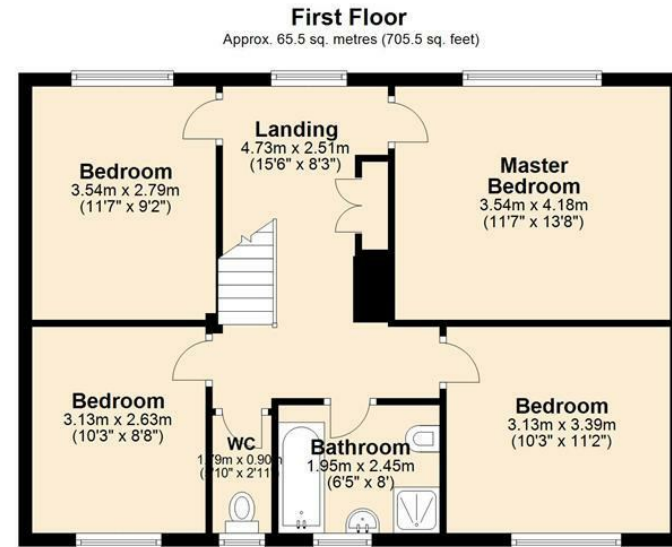
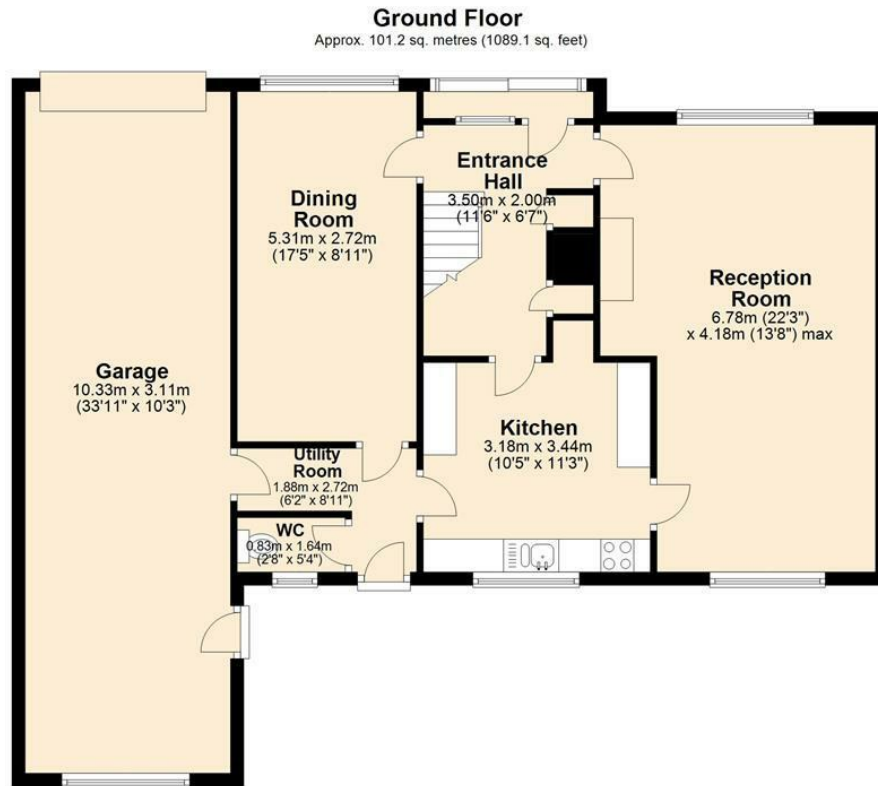












Total area: approx. 166.7 sq. metres (1794.6 sq. feet)

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.





**Bakewell**  
 3 Royal Oak Place  
 Matlock Street  
 Bakewell DE45 1HD  
 T: 01629 700699  
 E: bakewell@elr.co.uk

**Banner Cross**  
 888 Ecclesall Road  
 Banner Cross  
 Sheffield S11 8TP  
 T: 01142 683388  
 E: bannercross@elr.co.uk

**Dore**  
 33 Townhead Road  
 Sheffield  
 S17 3GD  
 T: 0114 2362420  
 E: dore@elr.co.uk

**Hathersage**  
 Main Road, Hathersage  
 Hope Valley  
 Derbyshire S32 1BB  
 T: 01433 651888  
 E: peakdistrict@elr.co.uk

**Rotherham**  
 149 Bawtry Road  
 Wickersley  
 Rotherham S66 2BW  
 T: 01709 917676  
 E: wickersley@elr.co.uk

**EADON  
 LOCKWOOD  
 & RIDDLE**  
 ESTD 1840