



12, Church View Drive

Bakewell, DE45 1RA

A substantial three bedroomed detached bungalow beautifully positioned in the village of Baslow with integral single garage, driveway parking and delightful gardens. Occupying a superb location backing onto the village field this extended bungalow has stunning views towards Baslow Edge and is offered to the market with no onward chain.

The front door opens to the inner porch which in turn leads to the entrance hall with cloaks storage. The main reception room enjoys a front facing aspect with living flame cassette fireplace.

At the heart of the property is the dining room with access to the kitchen and double doors to a large conservatory. The conservatory has tiled flooring, contemporary log burning stove and superb views across the garden and village. A UPVC door provides access to the garden.

The kitchen features a range of panelled



- Three bedroomed detached bungalow in the village of Baslow
- Views across the village to Baslow Edge
- Spacious family bathroom
- Offered to the market with no onward chain
- Driveway parking and integral single garage
- Sitting room with living flame cassette style fireplace
- Well-equipped kitchen & utility room
- Lovely garden backing into village fields
- Dining room
- Superb conservatory with log burning stove



units with granite worktops incorporating stainless steel sink and drainer, under counter fridge, slimline dishwasher, six burner range with extractor hood over and granite topped display area.

An inner hallway provides access to the integral garage. A utility room with adjoining cloakroom/WC comprises stainless steel sink and drainer and space and plumbing for washing machine and dryer. A UPVC door leads to the garden.

Bedroom three / study is accessed from the inner hallway with front facing aspect and fitted book shelving and storage.

From the main entrance hall a short hallway leads to two double bedrooms and the family bathroom. The master bedroom enjoys a front facing aspect with extensive fitted wardrobes. Bedroom two is a further double bedroom with fitted wardrobes and pleasant garden aspect. The family bathroom comprises low flush WC, bath, walk in shower enclosure, wash basin and chrome heated towel rail.

Outside, to the front of the property is a tarmac driveway providing off road parking for two cars and access to a single integral garage with electric roller doors. Fronting the property is a garden laid to lawn with floral borders.

To the rear of the property is a larger garden laid to lawn with patio areas, various shrubs, small trees and superb views across Baslow. Within the garden a timber shed and two lockable stores are included in the sale.







Ground Floor

Approx. 146.7 sq. metres (1579.5 sq. feet)



Total area: approx. 146.7 sq. metres (1579.5 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

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