



10 West End, Baslow, Derbyshire, DE45 1RG

Saxton Mee



# 10 West End

## Baslow

# £279,000

Set in the heart of a picturesque Derbyshire village, this well presented three-bedroom semi-detached property enjoys a peaceful location with breathtaking views over the surrounding valley, including Baslow and Curbar Edges.

Nestled in the highly sought-after village of Baslow, the property is within catchment for the acclaimed Baslow St Anne's Primary School and Lady Manners School, making it an ideal home for families.

Baslow is a quintessential Peak District village, offering a variety of local amenities including shops, a Post Office, restaurants and charming country inns. The property's location allows for easy access to Chatsworth Park, as well as a range of local walks and cycle trails, catering to those who enjoy outdoor pursuits.

The home is equipped with gas central heating and double glazing. The accommodation includes a front entrance lobby that leads to a spacious dual-aspect sitting room, where a Clearview log-burning stove creates a cozy focal point. The shaker-style breakfast kitchen is well-appointed with integrated appliances, while the utility room and a garden/dining room provide additional practical and versatile spaces.

On the first floor, the property features a main double bedroom with built-in mirrored wardrobes, a second double bedroom offering spectacular views, a shower room and a third bedroom.

Externally, the front garden is attractively laid to lawn with planted beds, enhancing the property's appeal. The rear garden is designed for ease of maintenance, with raised beds, a timber storage shed and a wood store. The property offers on-street parking only. The property is on a bus route.

A three-year residency or employment clause within Derbyshire applies, adding to its exclusivity for local buyers.



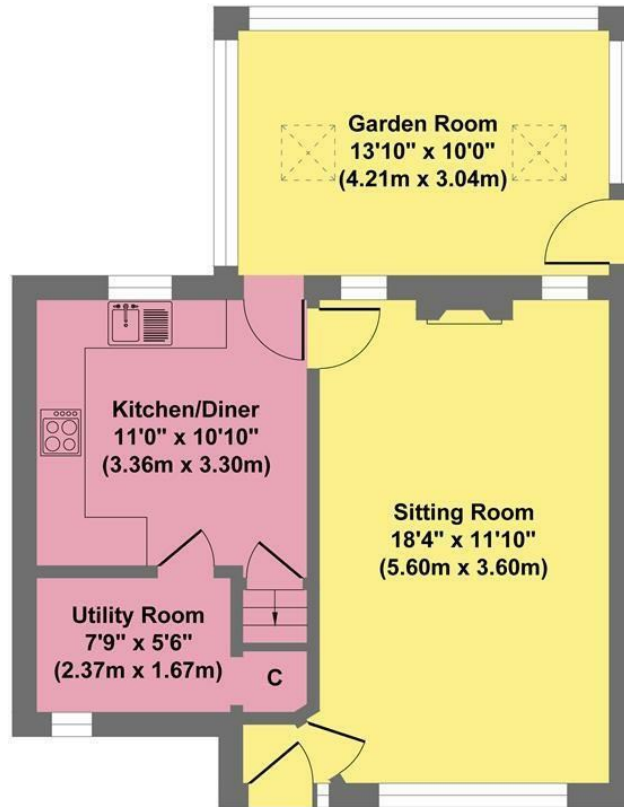
- Peaceful & Picturesque Setting
- Fabulous Far Reaching Views
- Clearview Multi-fuel Stove
- Excellent Village Amenities
- Easy Access To Many Local Walks
- On Street Parking Only
- No Upward Chain
- A Local Three Year 'Lived Or Worked In Derbyshire' Clause Applies.
- EPC: D
- Viewings: Bakewell Office



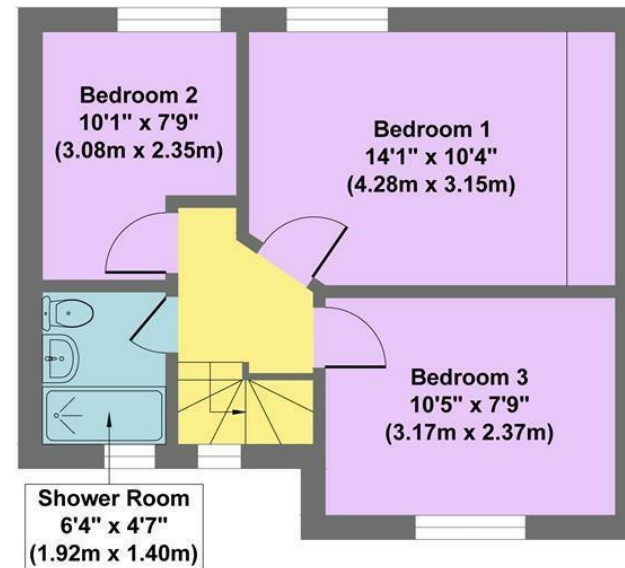




## 10 West End



**Ground Floor**  
Approximate Floor Area  
601 sq.ft  
(55.80 sq.m.)



**First Floor**  
Approximate Floor Area  
426 sq.ft  
(39.57 sq.m.)

**Approx. Gross Internal Floor Area 1027 sq.ft / 95.37 sq.m**

Illustration for identification puposes only ,measurements are approximate, not to scale

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