



4 Bakewell Road, Baslow, Derbyshire, DE45 1RE

Saxton Mee



# 4 Bakewell Road

## Baslow

Guide Price

# £275,000

£275,000 - £300,000 Guide Price

This attractive three-bedroom stone-built end terrace property is located in a highly sought-after village in Baslow, offering easy access to a range of excellent local shops, amenities and a well-regarded primary school. Ideally positioned on the edge of the Chatsworth Country Estate and close to the historic market town of Bakewell, the property is also within convenient commuting distance of both Sheffield and Chesterfield. It falls within the catchment area for Lady Manners School.

The property would benefit from a degree of modernisation and cosmetic enhancement, offering great potential to enlarge (subject to gaining the relevant planning consents) and create a delightful family home. It is being sold with no upward chain and is subject to a three-year local occupancy clause.

The accommodation includes a generous entrance hallway, a reception room featuring a fireplace, a separate sitting room with a gas fire, and a fitted kitchen equipped with a range of units.

Upstairs, the first floor landing leads to two double bedrooms, a single bedroom and a bathroom.

Outside, the property enjoys an attractive and easily maintained front garden, a generous rear garden with well-stocked beds and borders, a timber storage shed, and a detached outbuilding incorporating a store and WC. A separate coal store is also included, adding further practical appeal to this popular village home.



- Sought After Peak District Village
- Within Highly Regarded School Catchment
- Easy Commutable Distance Of Major Commercial Centres
- Excellent Village Amenities
- Generous Rear Garden
- Detached Outbuilding
- A Local Three year Occupancy Clause Applies
- No Upward Chain
- EPC: E
- Viewings: Bakewell Office

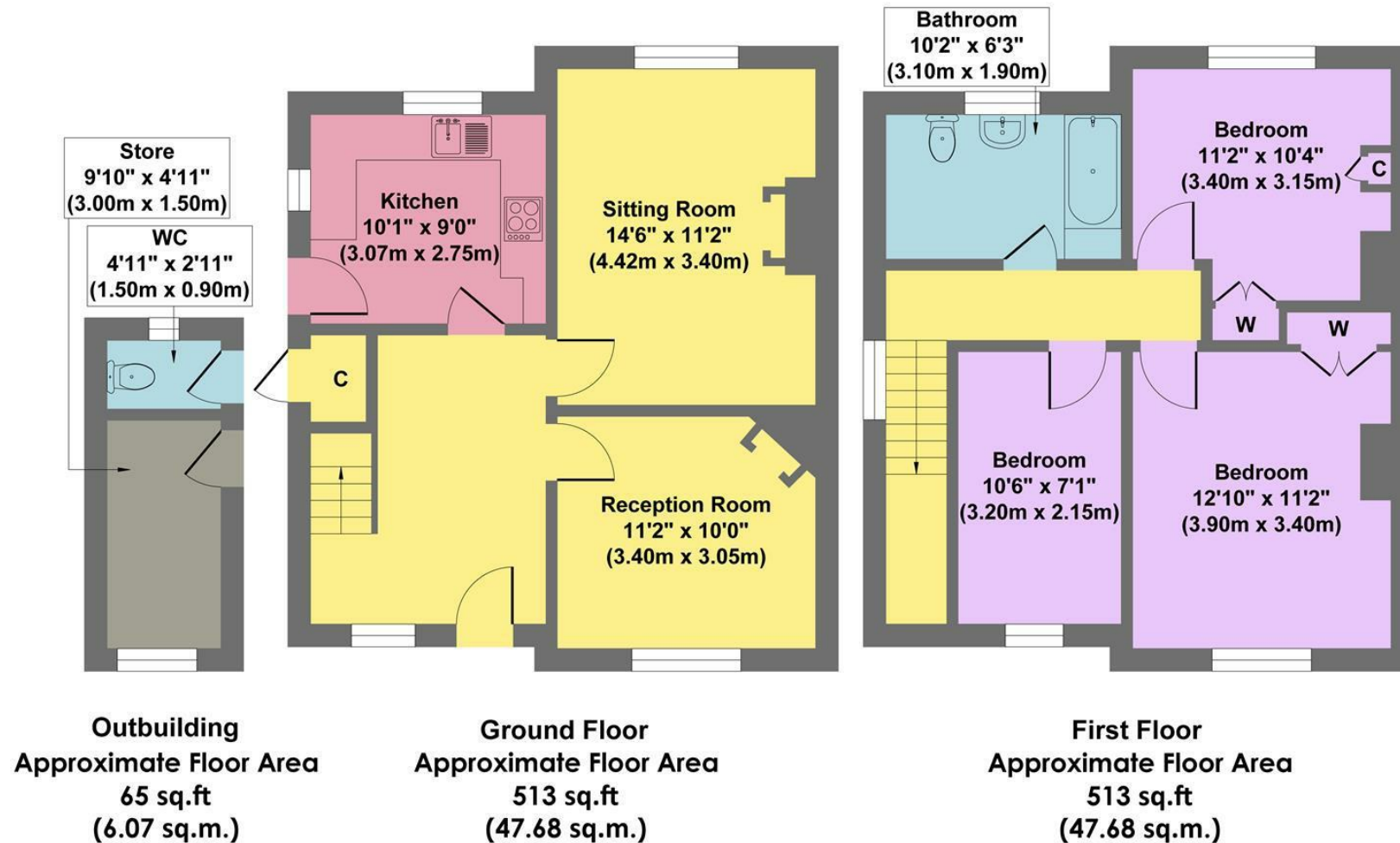








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**Approx. Gross Internal Floor Area 1091 sq.ft / 101.43 sq.m**

Illustration for identification purposes 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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**Saxton Mee**