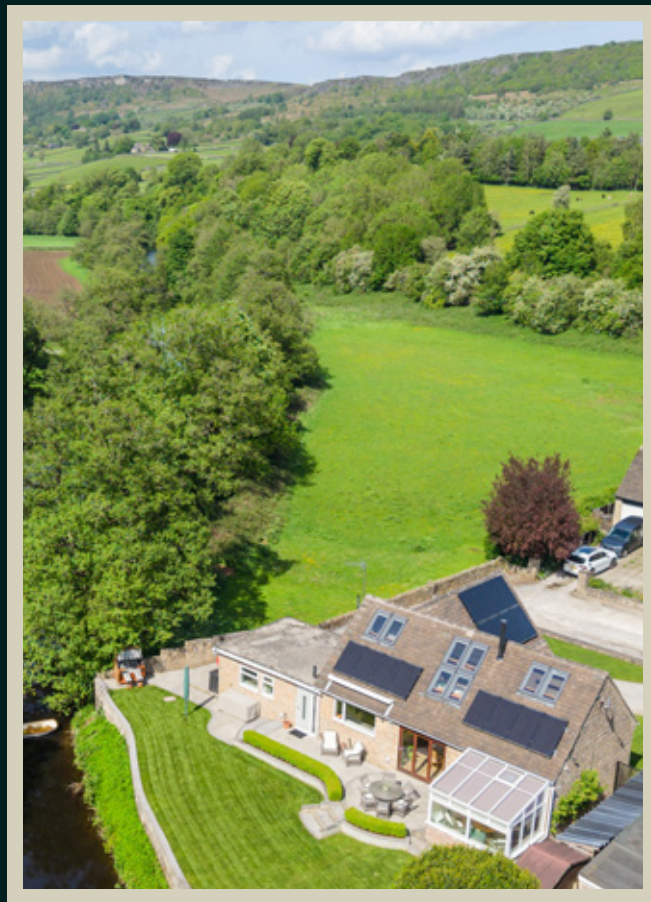


MOSS HILL



BLENHEIM



OCCUPYING AN ENVIABLE CORNER PLOT POSITION WITHIN A CUL-DE-SAC IN A HIGHLY SOUGHT-AFTER AREA AND OFFERED FOR SALE WITH NO CHAIN, WELCOME TO MOSS HILL, A SUPERB THREE BEDROOMED DETACHED RESIDENCE.

The property has been gently updated by the current owners to curate an immaculately presented home that blends character and charm with modern-day comfort. Moss Hill is suitable for a wide variety of purchasers and enjoys stunning views across the River Derwent, all whilst being close to local Peak District amenities.





The heart of the home is the thoughtfully-appointed dining kitchen, with tri-fold doors opening to the rear garden and terrace, allowing for seamless indoor-outdoor living.

The lounge flows into the conservatory via a sliding door, making the area excellent for entertaining. With its layout, Moss Hill allows for flexible living, with a downstairs master bedroom and shower room. Completing the ground floor is the utility room, a further shower room and garage.

On the first floor are two well-proportioned bedrooms, including a large double bedroom suite with a dressing room and an additional double bedroom. Additionally on the galleried landing is an office space, ideal for home working.

Externally, the property is just as impressive. To the front is off-road parking for multiple vehicles, a garage and car port. There are two lawned areas to the front and to the rear is an outstanding, easily maintained south-facing garden that has multiple areas for seating and wonderful views over the River Derwent. The side of the property benefits from having a wood store, workshop and a shed.

The property is situated within the picturesque village of Baslow and is within walking distance to a range of amenities, including public houses, shops, cafes and restaurants. Additionally, there is good local schooling within the area. Baslow Edge and Curbar Edge are just a short drive away and provide scenic walking trails. Sheffield and Chesterfield can be reached by road in around 20 minutes, whilst Buxton can be reached within half an hour and Manchester is under one hour away. The desirable Peak District location of Moss Hill enables easy access to all that the National Park has to offer such as Bakewell, Ashford-in-the-Water, Chatsworth, Hathersage and Eyam.

The property briefly comprises of on the ground floor: Dining kitchen, master bedroom, shower room, lounge, conservatory, inner hallway/boot room, utility room, working shower room and garage.

On the first floor: Galleried landing, bedroom 2 en-suite shower room, bedroom 2 dressing room, bedroom 2 and bedroom 3.

GROUND FLOOR

A composite door with an obscured double glazed panel opens to the dining kitchen.

Dining Kitchen

27'7 x 24'4 (8.41m x 7.42m)

A delightful dining kitchen with a partial double-height ceiling, rear facing UPVC double glazed window overlooking the river, side facing UPVC double glazed panel, recessed lighting, central heating radiators (one with a decorative cover), data point, TV/aerial point and Karndean flooring. The focal point of the room is the multi-fuel log burner. A range of fitted base/wall and drawer units incorporate a Corian work surface and an inset 1.5 bowl sink with a Quooker tap. Appliances include a Samsung induction hob, extractor hood, two ovens, dishwasher and a fridge/freezer. Doors open to the master bedroom, shower room, lounge and inner hallway/boot room. UPVC tri-folding doors with double glazed panels open to the rear garden.

Master Bedroom

13'11 x 13'10 (4.24m x 4.22m)

A light-filled, well-proportioned double bedroom with a front facing UPVC double glazed window with Neptune treatments, wooden blinds, pendant light point, central heating radiator, TV/aerial point, a data point and a neutral wool loop carpet.

Shower Room

Having side facing UPVC double glazed obscured windows, wooden blinds, flush light point, extractor fan, tiled walls, a chrome heated towel rail and Karndean flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and mirrored cabinet above. To one corner is a separate shower enclosure with a fitted shower and a glazed screen.

Lounge

21'9 x 11'11 (6.63m x 3.63m)

A light-filled lounge with a front facing UPVC double glazed window, wooden blinds with designer drapery, pendant light points, central heating radiators and a TV/aerial point. The focal point of the room is the gas fireplace with a surround and hearth. UPVC sliding doors with double glazed panels open to the conservatory.

Conservatory

9'10 x 9'10 (3.00m x 3.00m)

With roof panels, rear and side facing UPVC double glazed windows and tiled flooring. A UPVC door with a double-glazed panel opens to the rear garden, offering stunning views of the riverbank.

Inner Hallway/Boot Room

Having a flush light point, cloaks hanging hooks and luxury vinyl flooring. An oak door opens to the dining kitchen and an opening gives access to the utility room. Composite doors with obscured double glazed panels open to the front and the rear of the property.

Utility Room

With a rear facing UPVC double glazed obscured window, a flush light point, shelving and luxury vinyl flooring. A base unit incorporates a timber work surface and an inset Belfast-style sink with traditional taps. An additional base unit provides the opportunity to plumb a washing machine and tumble dryer. An oak door opens to the working shower room.

Working Shower Room

Having a flush light point, extractor fan and tiled flooring. A suite comprises a low-level WC and a wash hand basin with traditional chrome taps. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door. An oak door opens to the garage.

Garage

16'6 x 8'6 (5.03m x 2.59m)

With an up-and-over electric door, a rear facing UPVC double glazed window, lighting and power.

From the dining kitchen, a staircase with an oak handrail and glazed balustrading rises to the first floor.





DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



LOUNGE



LOUNGE



MASTER BEDROOM



CONSERVATORY



SHOWER ROOM



FIRST FLOOR

Galleried Landing

Having Velux roof windows, a pendant light point and exposed beams. There is an office space on the galleried landing suitable for home working. Oak doors open to the bedroom 2 en-suite bathroom and bedroom 3.

Bedroom 2 En-Suite Bathroom

With Velux roof windows, extractor fan, partially tiled walls, chrome heated towel rail and Karndean flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. To one wall is a panelled bath with a chrome mixer tap, a fitted shower and a glazed screen.

Bedroom 2 Dressing Room

Having a flush light point. An oak door opens to bedroom 2.

Bedroom 2

13'10 x 12'11 (4.22m x 3.94m)

A double bedroom with a front facing UPVC double glazed window, flush light point and a central heating radiator. Views overlook curbar edge.

Bedroom 3

14'1 x 11'11 (4.29m x 3.63m)

A further double bedroom with Velux roof windows, a flush light point, exposed beams and a central heating radiator. Views overlook the River Derwent.



GALLERIED LANDING



GALLERIED LANDING



BEDROOM 2



BEDROOM 2 EN-SUITE BATHROOM

EXTERIOR & GARDENS

To front of the property, there is exterior lighting, a carport, two areas mainly laid to lawn and a block paved driveway with a turning semi-circle that has parking for multiple vehicles. Access can be gained to the dining kitchen and inner hallway.

To the left is a stone flagged path continuing to the rear of the property, with a wood store and a shed.

A wrought iron pedestrian gate opens to the right-side of the property, where there is exterior lighting, a water tap and an external power point. A covered area has a work bench and the path continues to the rear.

To the rear of the property is a stone flagged patio, exterior lighting, a water tap, external power points and an electric sun awning. Access can be gained to the inner hallway, dining kitchen and conservatory.

Beyond the patio is a garden, mainly laid to lawn, looking out onto the River Derwent.







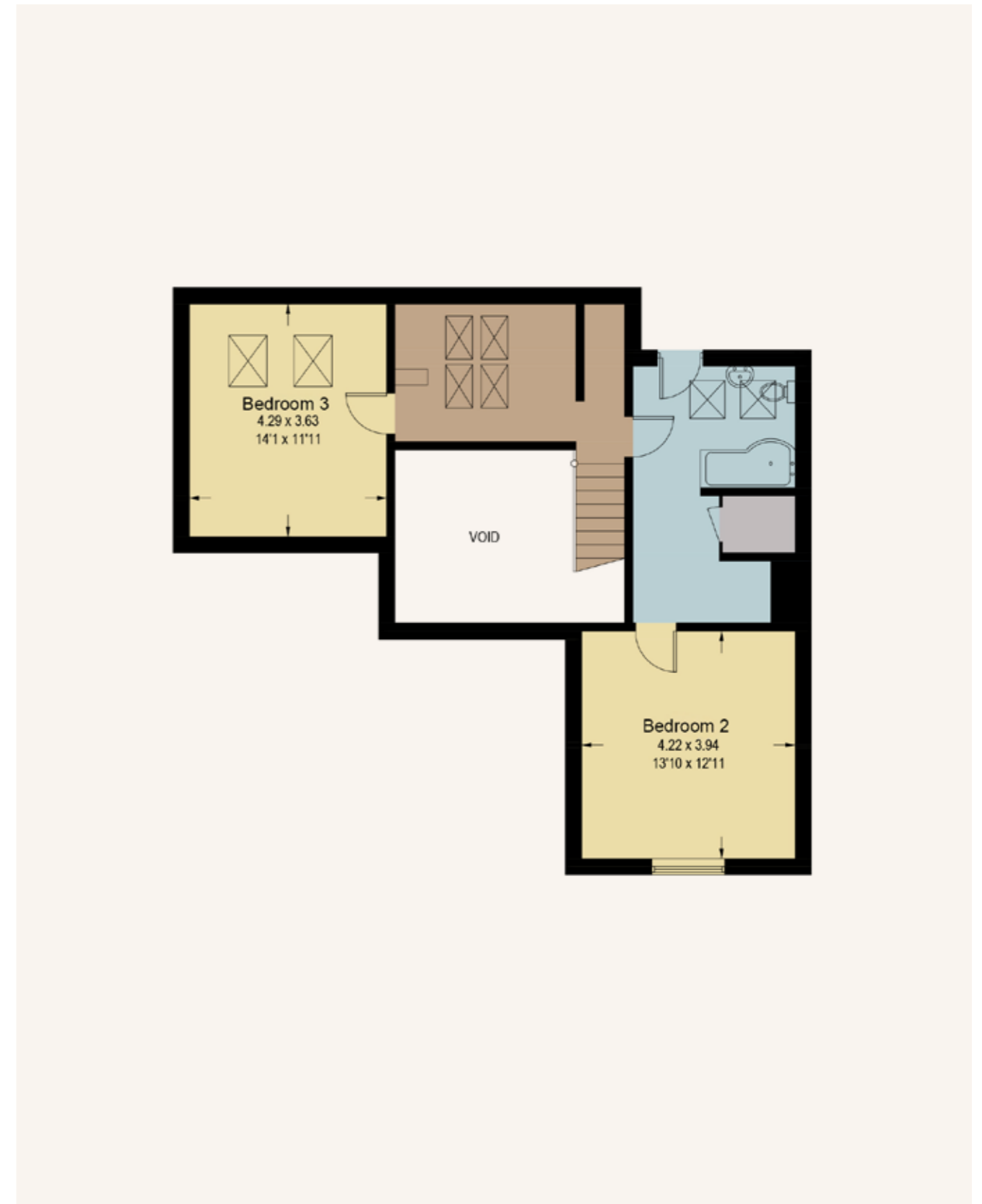
GROUND FLOOR

Ground Floor Approximate Floor Area:
1501 SQ.FT. (139.5 SQ.M)
Total Approximate Floor Area (Including Garage):
2156 SQ.FT. (200.4 SQ.M)



FIRST FLOOR

First Floor Approximate Floor Area:
655 SQ.FT. (60.9 SQ.M)



BEDROOMS 3	BATHROOMS 3
LIVING ROOMS 3	SQFT 2,156
TENURE Freehold	COUNCIL TAX E

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B	87	88
69-80	C		
55-68	D		
39-54	E		
21-38	F		
01-20	G		

Services

Mains gas and mains electricity. The water and drainage is mains connected and on a rainwater system.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

A covenant exists on the property. There are no easements and wayleaves. The flood risk can be checked via the government flood risk checker, however, there are no known occurrences of flooding.

Other Information

All fixtures and fittings are included in the sale.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

MOSS HILL

Derwent Drive, Baslow, Bakewell,
Derbyshire DE45 1RS

Offers in Excess of
£795,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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