

RIVERBANK



BLenheim



RIVERBANK IS A FABULOUS FOUR
DOUBLE BEDROOMED DETACHED
RESIDENCE THAT COMBINES
PRACTICALITY AND DESIRABILITY
THROUGHOUT ITS LIVING SPACES.

*Offering spacious reception rooms, a downstairs
bedroom suite, two offices and an excellent exterior
with views over the River Derwent. This home is ideal
for a growing family and is well-positioned for access to
Peak District amenities.*





Having been sympathetically renovated and updated by the current owners, the home enjoys modern interiors throughout.

On the ground floor is a well-appointed dining kitchen with a triple glazed roof lantern and bi-folding doors opening to the rear garden, allowing for easy indoor-outdoor living. The lounge features a fireplace and is filled with an abundance of natural light and has a sliding door opening to the outdoor kitchen, allowing for hosting and entertaining.

Additionally, on the ground floor is a double bedroom suite, allowing for the option of housing teenagers, elderly relatives or guests. An office offers a home-working option and there is an internally accessible garage, a downstairs WC, a snug/playroom and a utility room. The first floor houses three double bedrooms, all with en-suites. Externally, the property offers off-road parking to the front and a pleasant garden. To the rear is a beautifully presented garden with a decked terrace, an outdoor kitchen and exceptional views of the River Derwent.

The property is situated within the sought-after 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 Riverbank 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: Entrance vestibule, entrance hallway, comms cupboard, WC, utility room, garage, office, dining kitchen, lounge, snug/playroom, bedroom 4 and bedroom 4 en-suite shower room.

On the first floor: Landing, master bedroom, master en-suite bathroom, master dressing room, storage cupboard, bedroom 2, bedroom 2 en-suite shower room, bedroom 3, storage cupboard and bedroom 3 en-suite shower room.

GROUND FLOOR

A composite door with a double glazed obscured panel and matching side panels opens to the entrance vestibule.

Entrance Vestibule

With recessed lighting, luxury Vinyl flooring and underfloor heating. A wide opening gives access to the entrance hallway.

Entrance Hallway

Having a rear facing UPVC double glazed panel, recessed lighting and luxury Vinyl flooring with underfloor heating. Double timber doors open to the comms cupboard, a timber door opens to the WC and timber doors with glazed panels open to the utility room and dining kitchen.

Comms Cupboard

With shelving and the mains switchboard.

WC

Having a front facing UPVC double glazed obscured window, recessed lighting, extractor fan, partially tiled walls and luxury Vinyl flooring with underfloor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

Utility Room

With a rear facing UPVC double glazed window, recessed lighting and luxury Vinyl flooring with underfloor heating. A range of fitted base and wall units incorporate a timber work surface, matching upstands and an inset 1.0 bowl, stainless steel sink with a chrome mixer tap. There is the provision for a washing machine and tumble dryer. A timber door opens to the garage and office. A timber stable door with double glazed panels opens to the rear of the property.

Garage

15'3 x 8'6 (4.65m x 2.59m)

With side facing UPVC double glazed obscured windows, up-and-over door, light and power.

Office

10'8 x 8'6 (3.25m x 2.59m)

Having side and rear facing UPVC double glazed windows, recessed lighting, and luxury Vinyl flooring with underfloor heating.

Dining Kitchen

25'3 x 21'5 (7.07m x 6.52m)

A fabulous dining kitchen with an aluminium triple glazed roof lantern, side facing aluminium double glazed windows, recessed lighting, pendant light points and luxury Vinyl flooring with underfloor heating. A range of fitted base/wall and drawer units incorporate a Quartz work surface, matching upstands and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. Appliances include a five-ring gas hob incorporating a wok hob, extractor hood, a double oven with a warming drawer, a full-height fridge/freezer and a wine cooler. A separate central island has a Dekton work surface with an inset 1.0 bowl stainless steel sink with a chrome mixer tap, a wine cooler, a dishwasher, and the provision for four chairs. An opening gives access to the lounge and a timber door with double glazed panels opens to the snug/playroom. Aluminium bi-folding doors with double glazed panels opens to the rear of the property.



ENTRANCE HALLWAY



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



LOUNGE



DINING KITCHEN



LOUNGE



DINING KITCHEN

GROUND FLOOR

Lounge

18'8 x 11'11 (5.69m x 3.63m)

A beautiful lounge with a front facing UPVC double glazed window, recessed lighting and luxury Vinyl flooring with underfloor heating. The focal point of the room is the fireplace with a surround, mantel and hearth. UPVC sliding doors with double glazed panels open to the rear of the property/outdoor kitchen.

Snug/Playroom

16'4 x 12'5 (4.98m x 3.78m)

Having front and side facing UPVC double glazed windows, recessed lighting and luxury Vinyl flooring with underfloor heating. A timber door opens to the under-stairs storage cupboard that has shelving, and a timber door opens to bedroom 4.

Bedroom 4

11'5 x 10'10 (3.48m x 3.30m)

A double bedroom with front and side facing UPVC double glazed windows, recessed lighting and underfloor heating. A timber door opens to the bedroom 4 en-suite shower room.

Bedroom 4 En-Suite Shower Room

Having recessed lighting, extractor fan, partially tiled walls, heated towel rail and luxury Vinyl flooring with underfloor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one wall is a walk-in shower enclosure with a fitted shower and a glazed screen/door.

From the office/snug, a staircase with a timber handrail rises to the first floor.



BEDROOM 4



BEDROOM 4 EN-SUITE SHOWER ROOM



DINING KITCHEN



UTILITY ROOM



SNUG/PLAYROOM

FIRST FLOOR

Landing

Having a side facing UPVC double glazed window and a pendant light point. Timber doors open to the master bedroom, storage cupboard, bedroom 2, storage cupboard and bedroom 3.

Linen Cupboard

A useful area for storage.

Master Bedroom

20'8 x 12'10 (6.30m x 3.90m)

A large double bedroom with a Velux roof window, a rear facing UPVC double glazed window, recessed lighting and a central heating radiator. There is fitted furniture. An opening gives access to the master en-suite bathroom.

Master En-Suite Bathroom

Having a rear facing UPVC double glazed window, a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and timber flooring. A suite comprises a WC and two wash hand basins with chrome mixer taps, storage beneath and illuminated vanity mirrors above. To one wall is a panelled bath with a chrome mixer tap. To the opposite wall is a walk-in shower with a fitted rainhead shower, additional hand shower facility, inset shelving and a glazed screen/door. An opening gives access to the master dressing room.

Master Dressing Room

18'3 x 9'10 (5.56m x 3.00m)

With a Velux roof window and recessed lighting. Fitted furniture includes cloaks hanging rails.

Storage Cupboard

With lighting.

Bedroom 2

12'2 x 9'0 (3.70m x 2.75m)

A further double bedroom with a front facing UPVC double glazed window, recessed lighting and a central heating radiator.

Bedroom 2 En-Suite Shower Room

Having a Velux roof window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail and luxury Vinyl flooring. A suite in white comprises a low-level WC and a wash hand basin with storage beneath. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 3

12'1 x 12'0 (3.68m x 3.67m)

Another double bedroom with a rear facing UPVC double glazed window, recessed lighting and a central heating radiator. Timber doors open to the storage cupboard and bedroom 3 en-suite shower room.

Bedroom 3 En-Suite Shower Room

Having a Velux roof window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail and Vinyl flooring. A suite in white comprises a low-level WC and a wash hand basin with storage beneath. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door.

Storage Cupboard

With cloaks hanging rails.



LANDING



MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



MASTER EN-SUITE BATHROOM



MASTER EN-SUITE BATHROOM



BEDROOM 3



BEDROOM 3



BEDROOM 2



BEDROOM 3 EN-SUITE SHOWER ROOM



BEDROOM 2

EXTERIOR & GARDENS

To the front of the property, there is exterior lighting, external power, a water tap, a block paved drive with parking for four vehicles and an area mainly laid to lawn. Access can be gained to the garage and the main entrance door.

A stone flagged path leads to a timber gate which opens to the left side of the property, where there is exterior lighting. The path continues to the rear.

To the rear of the property is a large timber decked terrace that stretches the width of the rear. There is exterior lighting and a water tap. Access can be gained to the utility room, dining kitchen and lounge.

The focal point of the rear is the outdoor kitchen that includes a work surface, a Napoleon outdoor cooker, an outdoor barbecue/roastisserie and a sink with a chrome tap. Access can be gained to the lounge.

Beyond the decking is a garden mainly laid to lawn with raised planters to either side. The rear is fully enclosed by timber fencing with exceptional views of the River Derwent.







*IMAGE FOR ILLUSTRATION PURPOSES ONLY

GROUND FLOOR

Ground Floor Approximate Floor Area:
1428 SQ.FT. (132.7 SQ.M)
Total Approximate Floor Area (Including Garage):
2662 SQ.FT. (247.4 SQ.M)



FIRST FLOOR

First Floor Approximate Floor Area:
1105 SQ.FT. (102.7 SQ.M)



BEDROOMS 4	BATHROOMS 4
LIVING ROOMS 4	SQFT 2,662
TENURE Freehold	COUNCIL TAX F

Services

Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

There is a covenant. There or no easements or wayleaves and the flood risk is low.

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.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C	76	78
55-68	D		
39-54	E		
21-38	F		
01-20	G		

RIVERBANK

Derwent Drive, Baslow, Bakewell,
Derbyshire DE45 1RS

Offers in Excess of
£1,100,000

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

blenheim.co.uk





BLENHEIM

HOMES THAT
move YOU

blenheim.co.uk