



**EADON LOCKWOOD & RIDDLE**  
SALES • LETTINGS • SURVEYS



7 Church View Drive, Baslow, Derbyshire DE45 1RA

# 7 Church View Drive

Baslow, Derbyshire DE45 1RA

A three double bedroom detached family home enviably located in the highly desirable village of Baslow with delightful rear garden, off road parking and double garage.

This bright and deceptively spacious family home has accommodation arranged over two floors and has been extensively modernised by the current owners. The ground floor comprises of a broad entrance porch, reception hall with wc and a double aspect sitting room with stove and door to the garden. At the heart of the property is an open plan dining kitchen with island unit, pantry and adjoining conservatory which overlooks the garden.

From the entrance hall, stairs rise to a galleried landing with views over the village of Baslow. A spacious en-suite master bedroom with fitted wardrobes, two double bedrooms and the family bathroom complete the accommodation.

Outside, to the front of the property is driveway parking for upto four cars leading to a double garage. To the rear of the property is delightful garden with lawn, well stocked borders, raised beds and patio.

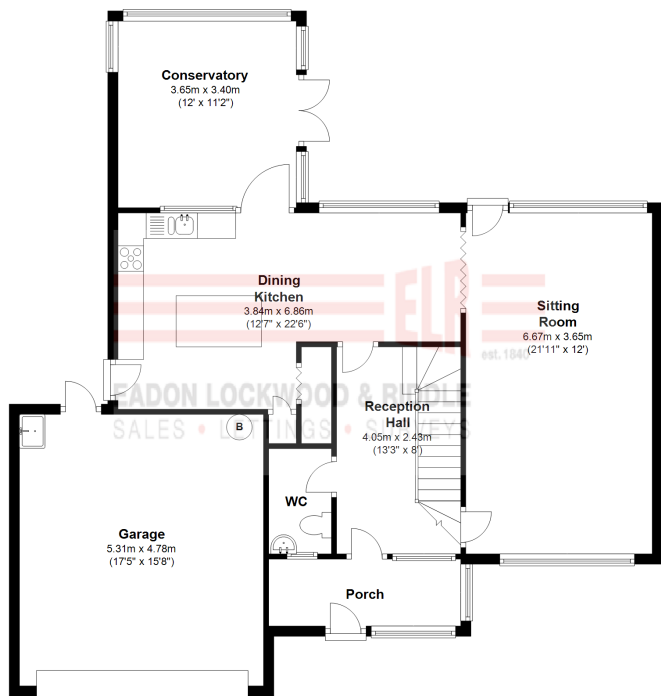


- Three double bedroom detached family home in the village of Baslow
- Superb dining kitchen with island unit and pantry
- Bright sitting room with stove and door to garden
- Double garage and driveway parking for upto four cars
- Reception hall with cloakroom/wc
- Three double bedrooms inc en-suite master bedroom
- Family bathroom
- Pleasant views across the village
- Triple glazing throughout
- Charming rear garden with large lawn, raised beds and patio



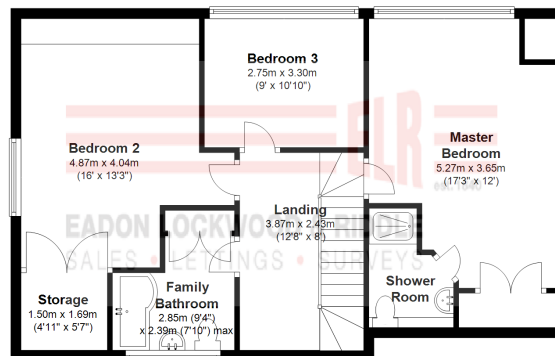
### Ground Floor

Approx. 105.9 sq. metres (1140.2 sq. feet)



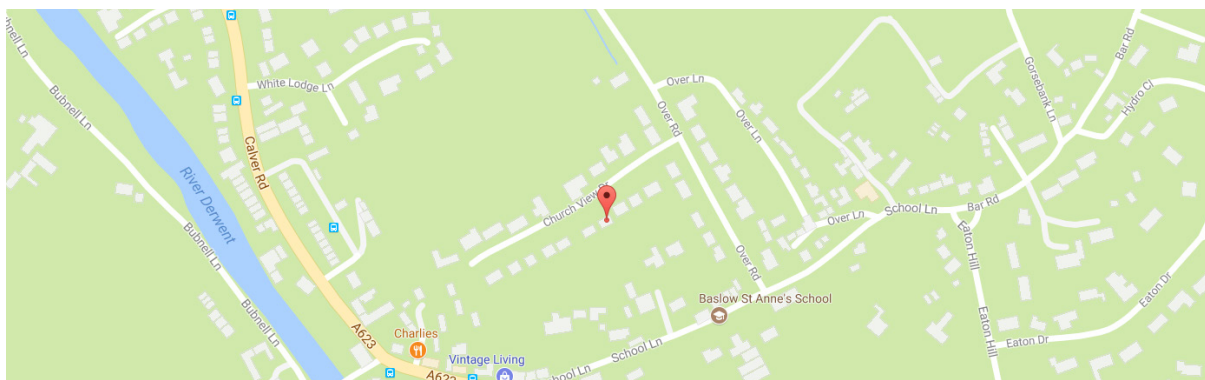
### First Floor

Approx. 68.9 sq. metres (742.0 sq. feet)



**TOTAL AREA:** Approx. 174.9 sq. metres  
(1882.2 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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