

Saxton Mee

**Berrylea, 9 Eaton Drive, Baslow, Bakewell, DE45 1SE**



This truly deceptive four bedroomed detached Executive style bungalow offers luxuriously appointed accommodation which has been extensively refurbished and considerably extended by the present owners to create a superb home, equally ideal for a family or professional couple. Nestling in one of the village's most prestigious cul-de-sacs, the property has had the benefit of a new gas fired central heating system, all new uPVC double glazed windows, new high quality fittings throughout along with a state of the art open plan living family kitchen, four bedrooms, spacious lounge and three luxurious bathrooms along with a utility. Private gardens, parking for numerous vehicles and garaging.

**Guide price £800,000**

## **Location**

Baslow is a highly desirable village standing on the edge of the Peak District National Park, close to the market town of Bakewell and within easy commuting distance of Sheffield, Chesterfield and Manchester, with the M1 motorway at junction 29 (Heath) approximately 18 miles away. The village has a host of local amenities including excellent Infants and Junior School, standing within the catchment of the revered Lady Manners Secondary School. The village has its own sports clubs and stands adjacent to the magnificent Chatsworth House and Estate with there being many lovely walks along with Froggatt Edge close-by.

## **THE ACCOMMODATION COMPRISES**

### **Entrance Porch**

Having twin external doors, central heating radiator, tiling to the floor, exposed feature stone work, inset spotlights and roof light.

### **Spacious Reception Hall**

Having inset spotlights, central heating radiator.

### **Superb Dining Kitchen**

Being a truly outstanding open plan modern day daytime living area having been beautifully fitted out by the current owners, with a range of contemporary style mocha coloured units with corian style working surfaces, a central breakfasting island with seating for easily four: inset Neff induction hob with a built-in recessed Neff extractor canopy, Samsung wine cooler, soft close drawers, integrated fridge, Neff fan assisted electric double oven with grill and warming drawer. Adjacent pull-out larder unit, integrated dishwasher, inset one and

half bowl Franke stainless steel sink unit, additional Neff integrated fridge and freezer, low level LED plinth lighting along with concealed ambient worktop lighting.

There is tiling to the floor having wet system underfloor heating. uPVC double glazed windows to the front providing excellent natural light and having plantation style shutters and patio door. Stable style back door, uPVC double glazed windows to the rear, further natural light afforded by the two light tubes. There is a connection for a wall mounted TV. Ample room for a dining table. Numerous power points to the appliances.

### **Utility**

With fitted base units matching those in the kitchen again with corian style working surface and having integrated washing machine and tumble dryer. Central heating programmers. Tiling to the floor and personnel door to the garage.

### **Lounge**

Again being a beautifully proportioned reception room, bathed in natural light courtesy of the two pairs of uPVC double glazed doors and windows opening out onto the garden and stone flagged entertaining terrace; having two central heating radiators and inset spotlights. This room has a new gas supply available for use of a gas fire if desired, however, foundations are in place for a chimney which would facilitate a log burner stove if preferred, subject to any necessary building/planning regulations.

### **Inner Hall**

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Radiator. Cloaks/storage cupboards and access afforded to the roof space which provides excellent storage.

### **Master Bedroom**

UPVC double glazed sliding patio door, uPVC double glazed window both to the rear. Two central heating radiators, wall mounted TV point and built-in wardrobes to one wall.

### **Luxurious Shower Room**

Again beautifully fitted out with a walk-in open shower enclosure, thermostatically controlled shower unit off the domestic hot water system, suspended Laufen wash hand basin, low level WC, vertical chrome towel radiator, tiling to the walls and floor. Fitted mirror. Inset spotlights.

### **Double Bedroom Two**

Radiator. uPVC double glazed sliding patio door again with plantation style shutters. Inset spotlights and recessed wardrobes along with point for a TV.

### **Impressive Shower Room**

Which serves bedrooms two and four with marble tiling to the floor and walls. Electric underfloor thermostatically controlled heating, along with a vertical chrome towel radiator. Inset spotlights. Wash bowl set on a French style wash stand. Oversized shower enclosure with thermostatically controlled shower unit. Integral extractor fan.

### **Double Bedroom Three**

Which would be ideal as a teenager or guest room or alternatively perfect for a dependant relative having uPVC double glazed patio door, underfloor wet system flooring, inset spotlights.

### **En-Suite Bathroom**

Comprising of a contemporary style bath with mixer tap and hand held

shower attachment, suspended wash basin with walnut style pull-out drawer, soft close door, low level WC, vertical towel radiator, corner shower enclosure, thermostatically controlled shower unit. There is also an extractor fan, inset spotlights and uPVC double glazed window with translucent glass to the rear.

### **Double Bedroom Four**

Having a full height uPVC double glazed window to the rear enjoying a pretty garden view. Radiator. Full height built-in wardrobes and radiator. The current owners use this room as a study.

### **Outside**

A tegular style block paved driveway sweeps in affording ample off-road parking and turning space for numerous vehicles, affords access to the exceptionally large garage. The drive is flanked by herbaceous beds and borders with a shaped lawn, rockeries, a variety of plants and shrubs along with dwarf box hedging, natural stone flagged pathways providing access to the front door and to the garden at the side with contemporary style trellis and pergola. Shaped lawn, stone flagged entertaining terrace ideal for alfresco dining. Ornamental fish pond with waterfall and stone surround. The front of the property takes full advantage of the afternoon sun.

### **Secret Garden**

A stone flagged pathway flanked by a raised ornamental bed extends down the side of the bungalow to the rear where there is a summer house. There is a "secret garden" to the rear which enjoys total privacy set down to a shaped lawn, dwarf natural stone walling, borders and beds and gate

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with stone arch and access down the far side to the front. The rear garden can also be approached either by the stable door from the kitchen or patio door from the second bedroom. External lighting all around the property along with outside cold water tap.

### **Garage**

Having twin electric up and over doors, windows to either side one of which is uPVC double glazed, power, light and having a sink unit at the rear. There is also a recessed area at the back within which is housed the Worcester Bosch gas fired boiler for the un-vented pressurised system. The garage having considerable potential for further accommodation if so desired, again subject to any necessary regulation and permissions.

### **General Note**

Since 2012 the property has been extensively refurbished, considerably extended by the present owners to create a truly deceptive home, equally ideal for a family or professional couple who enjoy entertaining tucked away in what is one this sought after village's most prestigious cul-de-sacs. The property has had the benefit of a new gas fired central heating by a Worcester Bosch boiler with a wet underfloor heating system to the open plan living/kitchen/dining area, third bedroom and two of the bathrooms. Upgraded, renewed wiring, with new flooring, decoration, kitchen. Oak internal doors. Both of the existing bathrooms have been beautifully refitted along with a new bathroom en-suite to bedroom three.

### **Valuer**

Tim Heaton/ae

### **Viewing**

Strictly by appointment through our Bakewell office



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82-100) <b>A</b>			
(61-81) <b>B</b>			
(59-80) <b>C</b>			
(55-68) <b>D</b>			60
(39-54) <b>E</b>		50	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Property, properly.

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## 9 EATON DRIVE

APPROXIMATE GROSS INTERNAL AREA = 233.12 SQ M / 2509.28 SQ FT

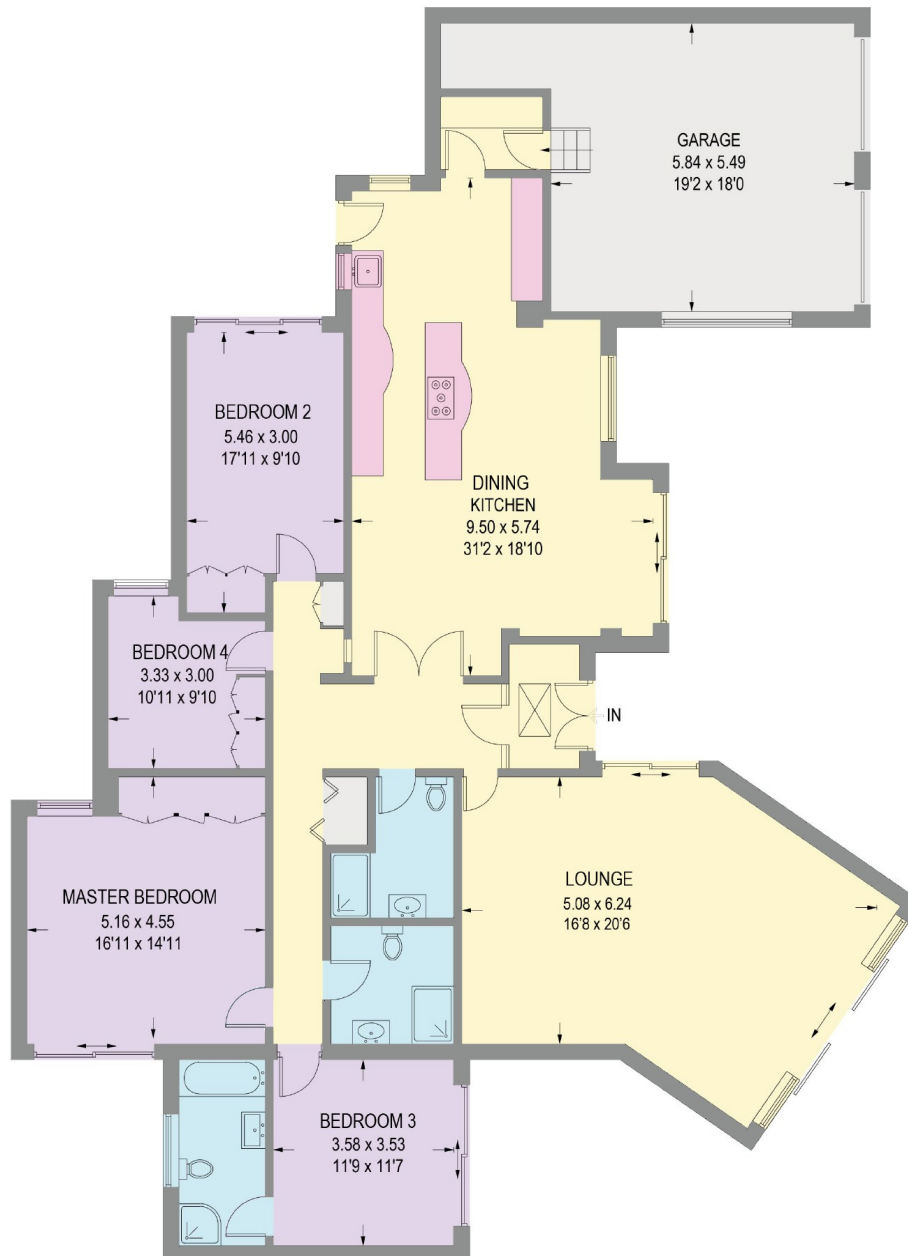


Illustration for identification purposes only, measurements are approximate, not to scale.

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Dronfield  
Hathersage  
Bakewell  
Matlock  
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