



7 St. Annes Close, Baslow, Derbyshire, DE45 1RB



# 7 St. Annes Close

## Baslow

Offers In The Region Of

# £350,000

Set within a peaceful residential setting in one of the most sought-after villages in the Peak District, this charming three-bedroom end-terrace cottage offers an appealing blend of character, practicality and countryside living. Situated in the desirable village of Baslow, on the edge of the renowned Chatsworth Country Estate, the property enjoys easy access to stunning Derbyshire landscapes while remaining conveniently close to local shops, restaurants, traditional inns and everyday amenities. The location also benefits from being within the catchment area for Lady Manners School and offers straightforward commuting to major commercial centres.

The cottage is well presented throughout and benefits from double glazing. The accommodation begins with an entrance lobby leading into a hallway, where there is access to a useful walk-in pantry and a ground floor W/C. The fitted kitchen is equipped with a range of units and appliances, while the spacious sitting and dining room provides a comfortable and versatile living space, ideal for both relaxing and entertaining.

The first floor comprises a landing leading to three bedrooms, two of which are doubles, along with a well-appointed bathroom.

Externally, there is off-road parking for two vehicles and an easily managed enclosed front garden. To the rear, a particularly attractive south-facing garden provides a private and tranquil outdoor space, featuring planted beds, borders and a useful exterior stone store.

Please note that the property is subject to a local three-year occupancy clause.

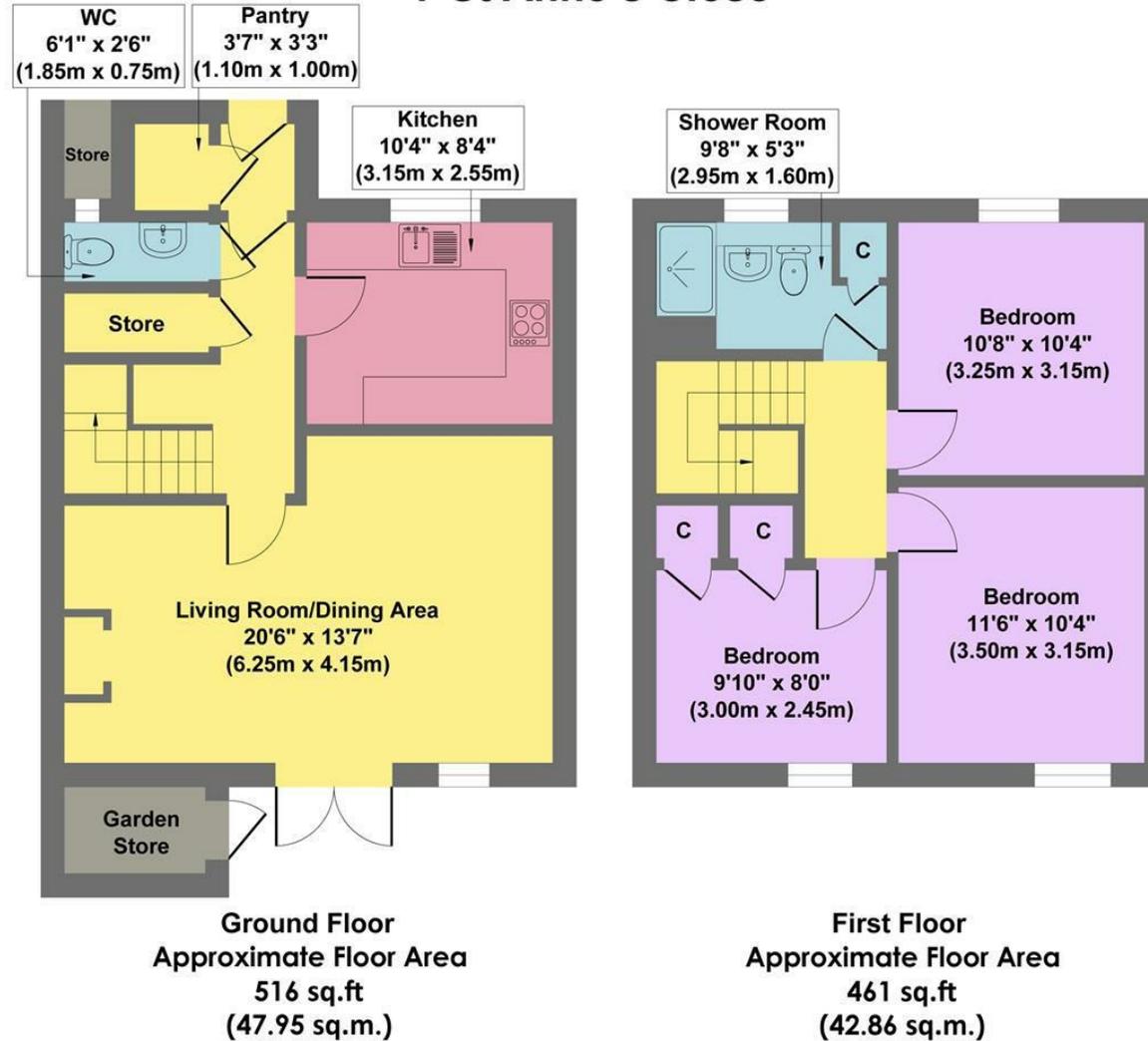


- Highly Sought After Village Setting
- Peaceful Setting
- Off Road Parking For Two Vehicles
- Easily Managed Gardens & Store
- Excellent Local Amenities
- Easy Commutable Distance Of major Commercial Centres
- Local Primary School & Within Lady Manners School Catchment
- A Three Year Local Occupancy Clause Applies
- EPC: D
- Viewings: Bakewell





## 7 St Anne s Close



**Approx. Gross Internal Floor Area 977 sq.ft / 90.81 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.'

Banner Cross  
 T: 0114 268 3241  
 E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
 T: 01433 650009  
 E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
 T: 01629 815307  
 E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
 T: 01629 828250  
 E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

