EADON LOCKWOOD & RIDDLE
ESTD 1840



4, Riverside, Calver Road, Baslow, DE45 1RR

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Beautifully presented throughout, this attractive home offers spacious and well-appointed accommodation arranged over two floors, ideally situated for access to village amenities and the renowned Chatsworth Estate.

The property benefits from UPVC double glazing and gas central heating. A composite front door opens into the spacious kitchen, which is fitted with a range of panelled units complemented by solid wood work surfaces, incorporating a sink and drainer beneath a front-facing window. There is space for a five-burner range cooker, an American-style fridge freezer and washing machine. A useful storage cupboard houses the Worcester Bosch combination boiler, whilst stairs rise to the first floor.

The impressive extended open-plan sitting and dining room provides a wonderful living space, with the sitting area featuring a contemporary living-flame gas stove, fitted cabinetry and shelving. The dining area benefits from a Velux roof window, allowing natural light to flood the room, together with French doors opening directly onto the decked terrace and rear garden.

To the first floor, the landing has a side-facing window and provides access to the bedrooms and bathroom, all fitted with attractive contemporary solid wood doors. Bedroom one is a generous double bedroom, featuring stylish Sharps fitted bedroom furniture, solid wood flooring and pleasant views across the village. Bedroom two is also a double bedroom, with a front-facing aspect and space for wardrobes and a vanity unit.

The family bathroom completes the accommodation and is fitted with a white suite comprising a low-flush WC, bath with chrome shower over, countertop wash basin and chrome heated towel rail.

Externally, to the front of the property is a block-paved driveway providing off street parking. To the side of the property there is access to a delightful rear garden, which features a lawned area, decked terrace, covered patio, floral border and a fitted barbecue area. The garden is enclosed by fencing, providing a pleasant degree of privacy.

This delightful cottage offers an appealing combination of character, space and convenience, and an internal viewing is highly recommended to fully appreciate all that this lovely home has to offer.

PLEASE NOTE - This property is owned by family members of an ELR employee

ELR Premium - Important please read
ELR is marketing this property with the benefit of ‘ELR Premium’.
ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be an unnecessary sales process.
Purchasers will benefit from the pre-sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.
The pack includes:
Property Information Questionnaire (PIQ - a summary of the TA6)
TA10 (Fittings and Contents)
Official Copy of the Register
Title Plan
Local Search*
Water and Drainage Search*
Coal and Mining Search*
Environmental Search*
(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available)
ELR Premium allows the sale process to be completed significantly quicker than a ‘normal sale’. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed.
The searches, which can take up to five weeks, are ordered on the day the listing goes live and are transferable to the successful buyer as part of their legal due diligence.
Additionally, and on behalf of the seller, ELR requests that the successful buyer enters into a Reservation Agreement and pays the Reservation Agreement Fee of £595 (including VAT). This includes payment for the Information Pack and all the searches (which a buyer typically purchases separately after the sale is agreed).
Upon receipt of the signed Reservation Agreement, payment of the Reservation Agreement Fee, completion of ID and AML checks and the issuing of the Memorandum of Sale, the Seller will agree to take the Property off the market and market it as ‘Sold Subject To Contract’ (SSTC).
The reservation period is agreed upon at the time of sale but is usually between 60 and 120 days.
The Reservation Fee is non-refundable except where the seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises potential buyers to seek legal advice before entering into the Reservation Agreement.
If you have any questions about the process or want to know how selling or buying with ELR Premium could benefit you, please speak to a member of the ELR team.



- Two double bedroomed semi detached cottage in the village of Baslow
- Off street parking
- Lovely rear garden
- Extended sitting room with dining area
- Spacious kitchen with Range
- Family bathroom
- Double glazing and gas combi boiler
- Contemporary gas stove
- Easy access to Chatsworth and great village amenities
- ELR Premium Sale - Buyers fee of £595 including VAT will apply

















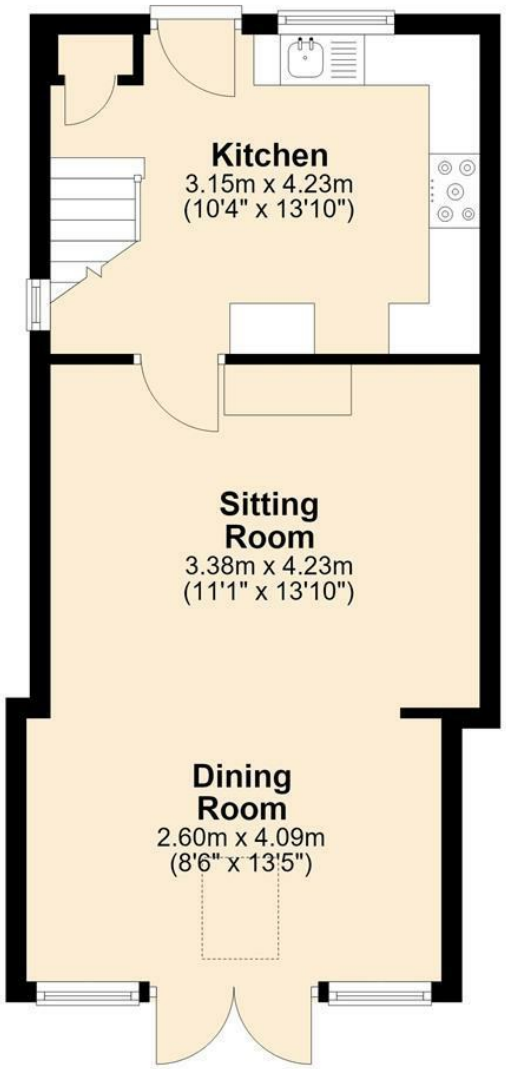



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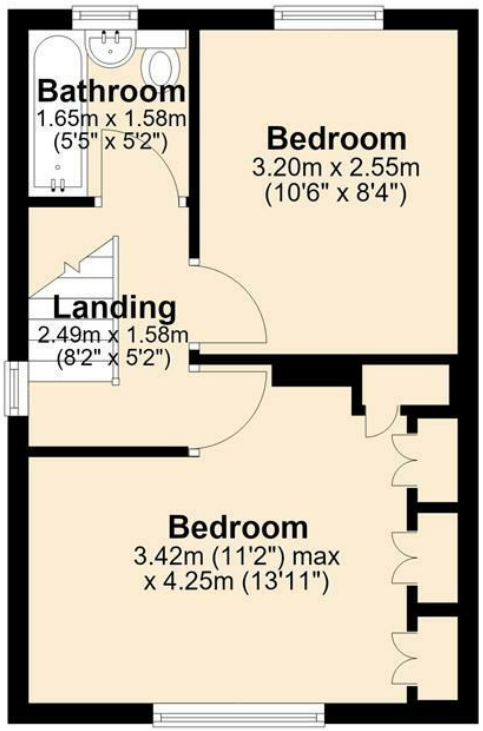
Ground Floor

Approx. 39.0 sq. metres (420.1 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.8 sq. feet)



Total area: approx. 67.1 sq. metres (721.9 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.











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