



25 Otterhole Close  
Derbyshire



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



# 25 Otterhole Close Derbyshire SK17 6DX



A modern three bedroomed, three story townhouse situated on a desirable development within easy reach of the town and all amenities. With gas central heating, uPVC double glazing this property comprises: Entrance hallway, new modern kitchen, cloakroom, lounge, three bedrooms (master with en-suite) and bathroom. Allocated off road parking space and enclosed garden to rear. No Pets or smokers.

Available to move in from the 16th June 2025.  
VIEWINGS TO TAKE PLACE FOLLOWING 26TH MAY 2025.

**PCM**  
**£925 PCM**



Staffordshire - 01538 383344



leek@buryandhilton.co.uk

## Entrance Hallway

Central heating radiator. Staircase to first floor.

## Cloak Room

Fitted with dual flush wc and pedestal wash hand basin with tiled splashback. Central heating radiator. Extractor fan. Electricity fuseboard.

## Fitted Kitchen

11' x 6'7

Fitted with a modern and matching range of base and eye level units with drawers and working surfaces over. Incorporating a stainless steel sink unit and drainer with mixer tap over. Integrated four ring gas hob and Zanussi electric oven with extractor hood over. Tiled splashbacks. Space and plumbing for automatic washing machine and space for fridge freezer. Cupboard Central heating radiator. UPVC double glazed window to front.

## Lounge

16'2 x 13'7

UPVC double glazed patio doors with windows either side to rear, leading to enclosed garden. Two central heating radiators. Tv aerial and telephone points.

## First Floor Landing

Central heating radiator. Staircase to second floor.

## Bedroom Two

13'6 x 11'8

Two uPVC double glazed windows to rear. Central heating radiator.

## Bathroom

Fitted with a white three piece suite to comprise: panelled bath. Pedestal wash hand basin and dual flush wc. Tiled splashbacks. Central heating radiator. Extractor fan. Shaver point.

## Bedroom Three

13'7 x 8'4

Two uPVC double glazed windows to front. Central heating radiator. Telephone point.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@buryandhilton.co.uk

www.buryandhilton.co.uk

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