



# Crowther|Key

SALES

£377,000

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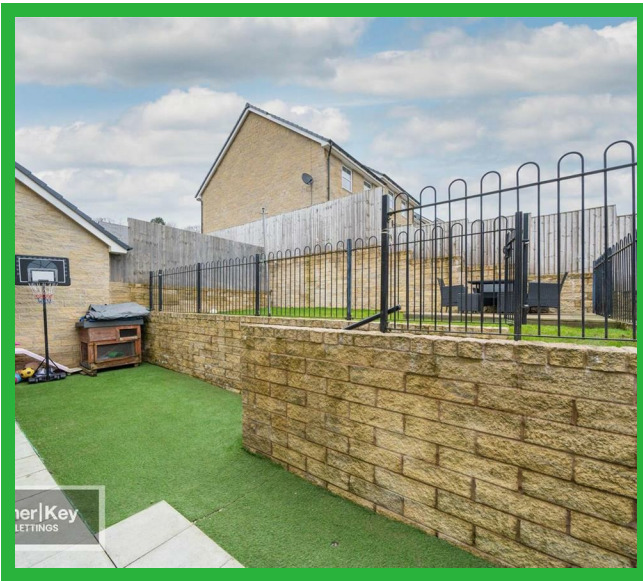


11 Quartz Drive  
Buxton SK17 9GD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

CALL US ON 01298 214441 OR EMAIL [sales@crowtherkey.co.uk](mailto:sales@crowtherkey.co.uk)





Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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Built by the reputable Barratt Homes, this property is designed with both style and functionality in mind, making it an ideal choice for families or those seeking a spacious home.

As you enter, you are greeted by a welcoming hallway that leads to a bright and airy living area, perfect for relaxation or entertaining guests. The well-appointed kitchen boasts contemporary fittings and ample space for dining, ensuring that family meals and gatherings are a pleasure. The property features four generously sized bedrooms, providing plenty of room for everyone to enjoy their own space. The master bedroom benefits from an en-suite bathroom, adding a touch of luxury to your daily routine.

The outdoor space is equally impressive, with a well-maintained garden that offers a tranquil retreat for outdoor activities or simply unwinding after a long day. The driveway provides convenient off-road parking, a valuable asset in this sought-after area.

Located in Buxton, known for its stunning natural beauty and rich history, this home is within easy reach of local amenities, schools, and transport links. Whether you are exploring the picturesque Peak District or enjoying the vibrant community, this property is perfectly positioned to take advantage of all that Buxton has to offer.

In summary, this four-bedroom Barratt home on Quartz Drive is a wonderful opportunity for those looking to settle in a beautiful part of the country. With its modern features, spacious layout, and prime location, it is sure to attract interest from discerning buyers. Don't miss the chance to make this lovely house your new home.

Hall

Composite front door, radiator, built in cupboard.

Lounge (16ft 1in x 11ft)

2 UPVC windows, double radiator.

Kitchen/ Breakfast (18ft 1in x 12ft 1in)

Attractive floor units and work tops, wall cupboards, 4 ring stainless steel gas hob, stainless steel extractor fan, stainless steel electric oven, integrated fridge freezer and dish washer. 2 double radiators, UPVC window, UPVC French Doors to rear garden, under stairs cupboard.

Utility (5ft 10in x 5ft 9in)

Floor unit and work tops, wall cupboard, plumbing for washing machine, UPVC window, radiator.

Separate W/C

Low flush W/C, pedestal wash basin, radiator, extractor fan.

Landing

Walk in cupboard, radiator, UPVC window.

Bedroom (12ft x 10ft 3in)

UPVC window, double radiator.

Bathroom

Paneled bath, pedestal wash basin, low flush wc, UPVC windows, extractor fan, radiator.

Bedroom (11ft 10in x 9ft 9in)

2 UPVC windows, double radiator.

Bedroom (12ft 4in x 11ft 6in)

2 UPVC windows, double radiator.

En Suite Shower room

Shower enclosure with electric shower unit, low flush wc, pedestal wash basin, radiator, UPVC window, extractor fan.

Bedroom (11ft 3in x 9ft)

UPVC window, double radiator.

Outside

Attractive rear garden laid to 2 tiers, paved patio area, NoMow area, steps up to lawned and decked area.

Detached Garage (16ft 8in x 8ft 8in)

Electric light and power with up and over door, Ideal logic combi boiler.