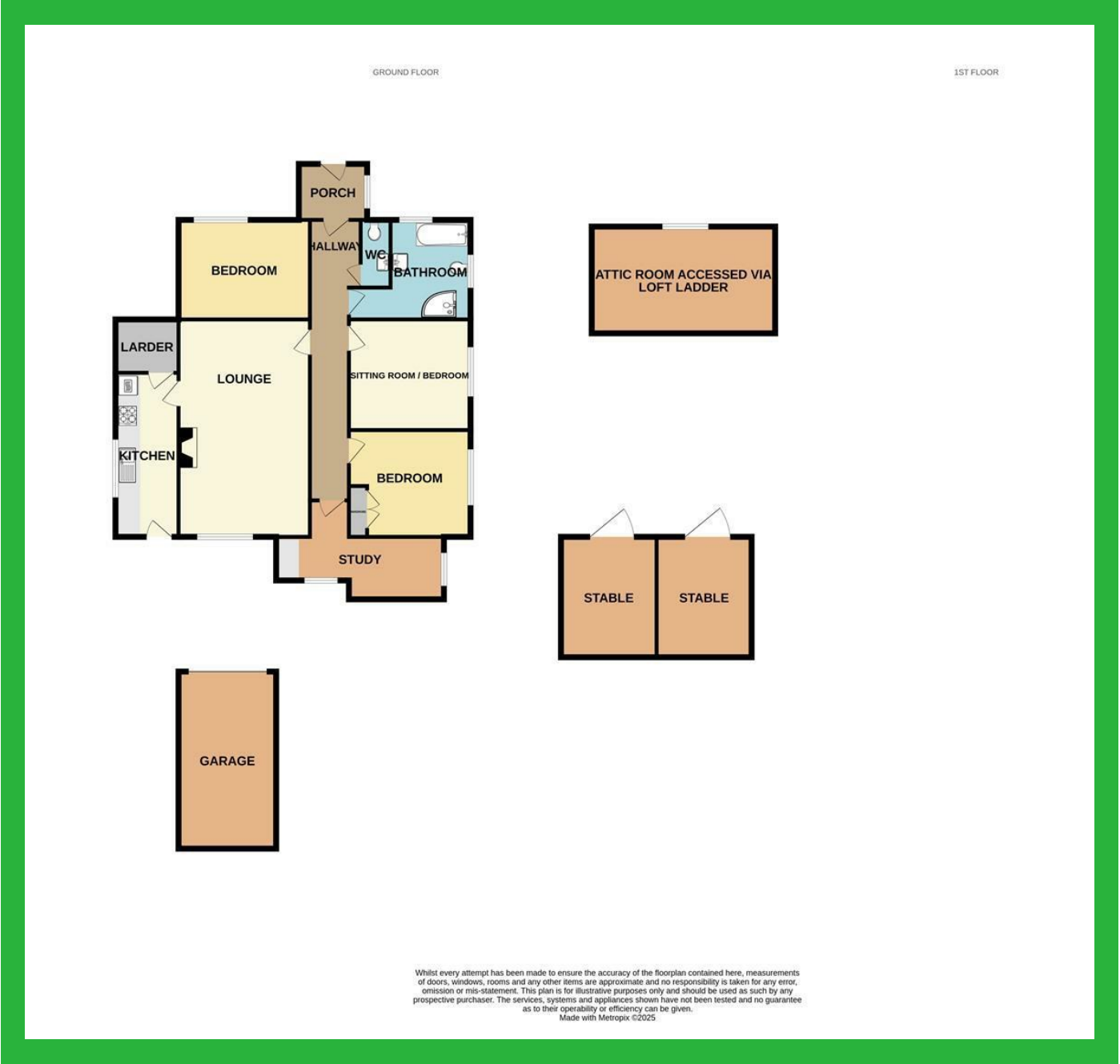




Crowther|Key

SALES

£550,000

3

2



11 Nursery Drive
Buxton SK17 7AE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(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



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.

Misrepresentation Act 1967 and Consumer Protection Regulation

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Nestled in a tranquil setting with breathtaking open views of the surrounding hills, this charming detached cottage offers a true slice of countryside living. Beautifully presented throughout, it features a welcoming entrance, characterful interiors, landscaped gardens bursting with colour. Perfectly located for peaceful walks yet just a short drive to Buxton's vibrant town centre, this is an idyllic retreat for those seeking serenity and style. Early viewing highly recommended!

Porch
UPVC window, tiled floor.

Entrance hallway
Two radiators, access to loft room which used to be a bedroom.

Separate WC
Low flush WC, pedestal wash basin, extractor fan, radiator.

Bathroom
Timber panelled bath, pedestal wash basin, low flush WC, Shower enclosure with electric shower unit, two UPVC windows central heated towel rail, extractor fan.

Bedroom
(13ft 1in x 10ft)
UPVC window, radiator.

Bedroom
(11ft 10in x 11ft)
UPVC window, radiator.

Bedroom
(10ft 3in x 10ft)
UPVC window, radiator.

Bedroom
(9ft 1in x 6ft)
Two UPVC windows, radiator.

Lounge
(21ft 6in x 13ft 5in)
Multi burn stove, UPVC window, radiator.

Kitchen
(16ft 4in x 6ft)
Floor units and rounded edge work tops, wall cupboards, stainless steel four ring gas hob, stainless steel extractor hood, electric double oven, integrated fridge, plumbing for washing machine and dishwasher, inset sink unit, UPVC window, IPVC door to the rear, radiator, tiled floor, Potterton gas fired boiler, pantry.

Detached single garage
(17ft 8 x 9ft 6in)
Electric light and power, up and over door.

Stable block for horses, stands in approximately 1/3 of an acre.

Septic tank drainage.