



**Sunnyville Sherwood Road, Tideswell Buxton SK17 8HS**



**welcome to**

**Sunnyville Sherwood Road, Tideswell Buxton**

Immaculate and modern with arts and crafts references to Macintosh to include stained & leaded windows, open fires and an in-service open fired cast iron range.

Excellent parking on a drive and easily managed well landscaped gardens with two generous out-buildings.



### Entrance Hall

A composite double glazed entrance door opens onto a solid oak block floor. There are picture rails and a radiator.  
The oak block floor continues through into the inner hallway where there is space and hanging for coats and the stairs rise here to the first floor. There is an additional radiator.

### Sitting Room

Irregular Shaped Room 15' 5" x 11' 2" ( 4.70m x 3.40m)  
The broad bay window is double glazed including stained and leaded glass. There are delightful, elevated views over the landscaped front gardens and Sherwood Road.  
This well-proportioned room has an offset open fireplace which is a central feature and includes a multi-fuel stove.

### Dining Room

13' 1" x 12' 6" ( 3.99m x 3.81m )  
A formal dining room with a side stable entrance door and French doors to the conservatory.  
There is oak block flooring and access to a useful storeroom.

### Conservatory

13' 6" x 8' 10" ( 4.11m x 2.69m )  
Double glazed upce windows offer insulation and views around the rear gardens.  
The floor is tiled and there are French doors leading out into the gardens.  
The room is well connected and functional as it adjoins the kitchen and dining room. When required, and for parties and larger gatherings, these three rooms are open plan.

### Bathroom

A modern four-piece suite in white with chrome fittings. A bath, wash basin a W/C and a large glass and tile shower enclosure with a thermostatic mains shower.  
The walls and floor are tiled and there is a side window.

### Bedroom Two

Irregular Shaped Room 14' 10" x 11' 2" ( 4.52m x 3.40m)  
A bay fronted room and with windows to the side.  
This excellent guest or master bedroom has extensive fitted wardrobes.

### Ensuite Shower Room

A modern white suite with chrome fittings comprising glass shower enclosure, vanity wash basin and a W.C.

### First Floor Landing

Stairs rise from the inner hall lobby to this L shaped landing serving, three further bedrooms and two bathrooms.

### Bedroom One

Irregular Shaped Room 13' 1" x 10' 9" ( 3.99m x 3.28m)  
A pine clad ceiling with exposed purloin and a large gable window to the front.  
Additional floor space with restricted head and access to large eaves storage.  
A stained-glass door leads to a large storage area.

### Bedroom Three

14' 8" x 13' 8" ( 4.47m x 4.17m )  
To the rear, this stunning and lofty room has Velux roof lights and a large gable window which has attractive garden and rural views.  
Exposed purloins add character.

### Bedroom Four

13' 2" x 11' 6" ( 4.01m x 3.51m )  
Front gable tilt and turn windows provide elevated village a rural view.

### Shower Room

A modern and separate shower room in white with a tiled shower, wash basin and a W.C.  
There is a Velux roof light under eaves storage and heated chrome towel rails.

### Exterior

The property has superb, landscaped gardens which adjoin the rural farmland surrounding the village.  
To the rear, attractive terraces provide a choice of sitting out locations and superb views.  
The gardens are complete and offer easy maintenance.  
The front is equally well landscaped and easy to manage.

### Parking

There is generous parking on the large drive.

### Outbuildings

#### Natural Stone Building

Detached and situated to the rear gardens next to farmland.  
The building is in excellent order serving as a garden pod/office or workshop/store-place.

### Garden Shed

Almost new and in excellent order. Also situated to the rear gardens.



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## Sunnyville Sherwood Road, Tideswell Buxton

- Next to open farmland and within the village
- Excellent parking on a drive
- Arts and Crafts references to Macintosh
- Detached Out-buildings
- Open fires, beams and oak flooring

Tenure: Freehold EPC Rating: D

directions to this property:

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# £475,000



Please note the marker reflects the  
postcode not the actual property

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