



House Type D Plots 51 & 67 The Meadows

Buxton, SK17 8DU

Prices From £425,000



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**** FREE CARPETS INCLUDED IN ALL PROPERTIES SOLD SUBJECT TO CONTRACT ON OR BEFORE 30TH JUNE 2024 (terms & conditions apply). ** THE MEADOWS - HOUSE TYPE D - PRICES FROM £425,000**

Currently under construction, we are delighted to offer for sale these detached dormer bungalows situated on the popular Meadows Development in Dove Holes. In brief the accommodation will comprise on the ground floor, an entrance hall, cloakroom/wc, dining kitchen with a range of fitted appliances, lounge, two bedrooms and bathroom fitted with a contemporary suite. On the first floor there will be a landing and a third bedroom with en suite shower room. The properties will be fitted and finished to a high standard throughout with kitchens and bathrooms from The Courtyard Kitchen and Bathroom Studio in Tideswell. There will be double glazing and gas fired central heating throughout. Externally there will be gardens and driveway parking. Viewing is highly recommended.

(NB - prices subject to change - to be confirmed at the point of offer/reservation.)

This exclusive development offers a range of accommodation and prices with all properties finished both externally and internally to the very highest of standards, benefitting from gas fired central heating from a Worcester Bosch boiler. The fitted kitchens and bathrooms are supplied and installed by The Courtyard Kitchen and Bathroom Studio of Tideswell, with the kitchens including solid surface worktops and NEFF integrated oven, fridge/freezer and dishwasher plus hob and

extractor. All properties have parking to the front or side with paving to a rear garden combining beautiful lawns with a family friendly patio area.

DIRECTIONS:

From our Buxton office turn right and bear right at the roundabout, travelling along Station Road and proceeding straight across the next roundabout and turning left at the next two roundabouts into Fairfield Road. Continue up the hill and head out of Buxton on the A6 towards Stockport. After a few miles, on entering the village of Dove Holes along Buxton Road, travel straight through the traffic lights as the road becomes Hallsteads and turn right into The Meadows. Turn left into Walker Brow and the entrance to the next phase of the development is up ahead.

GROUND FLOOR

Entrance Hall

Staircase to first floor and front entrance door.

Cloakroom/wc

5'10" x 3'3" (1.8 x 1)

To be fitted with a low level wc and wash basin.

Dining Kitchen

14'1" x 10'9" (4.3 x 3.3)

The fitted kitchen will be supplied and installed by The Courtyard Kitchen and Bathroom Studio of Tideswell including a quality range of units, solid surface worktops and NEFF integrated oven, fridge/freezer and dishwasher plus hob and extractor. With double glazed French doors to the rear garden and a double glazed window to the rear.

Lounge

13'5" x 9'10" (4.1 x 3)

Double glazed window to the front.

Bedroom Two

12'5" x 6'10" (3.8 x 2.1)

Double glazed window to rear.

Bedroom One

10'2" x 8'10" (3.1 x 2.7)

Bathroom

8'6" x 5'6" (2.6 x 1.7)

To be fitted with a modern suite comprising panel bath, wash basin and low level wc supplied and installed by The Courtyard Kitchen and Bathroom Studio of Tideswell.

En Suite Shower Room

To be fitted with a suite comprising cubicle with shower, wash basin and low level wc supplied and installed by The Courtyard Kitchen and Bathroom Studio of Tideswell.

OUTSIDE - Gardens and Parking

Externally there will be driveway parking and a garden.

NB

Photographs and descriptions are only to be used as a guide. Interior photographs are taken from House Type G and House Type GL. The exterior image is a CGI as the properties are still under construction.

FIRST FLOOR

Landing

Double glazed window to side.

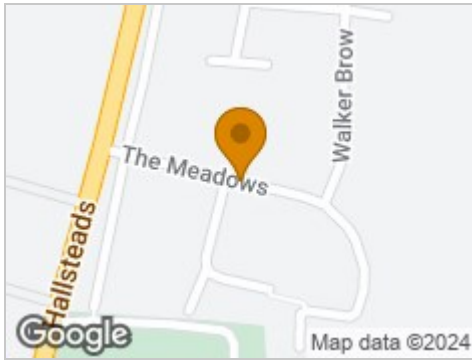
Bedroom Three

11'9" x 8'6" < 13'1" (3.6 x 2.6 < 4)

extending into dormer. Double glazed window to rear.



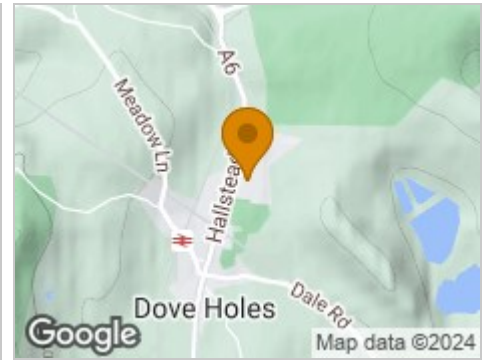
Road Map



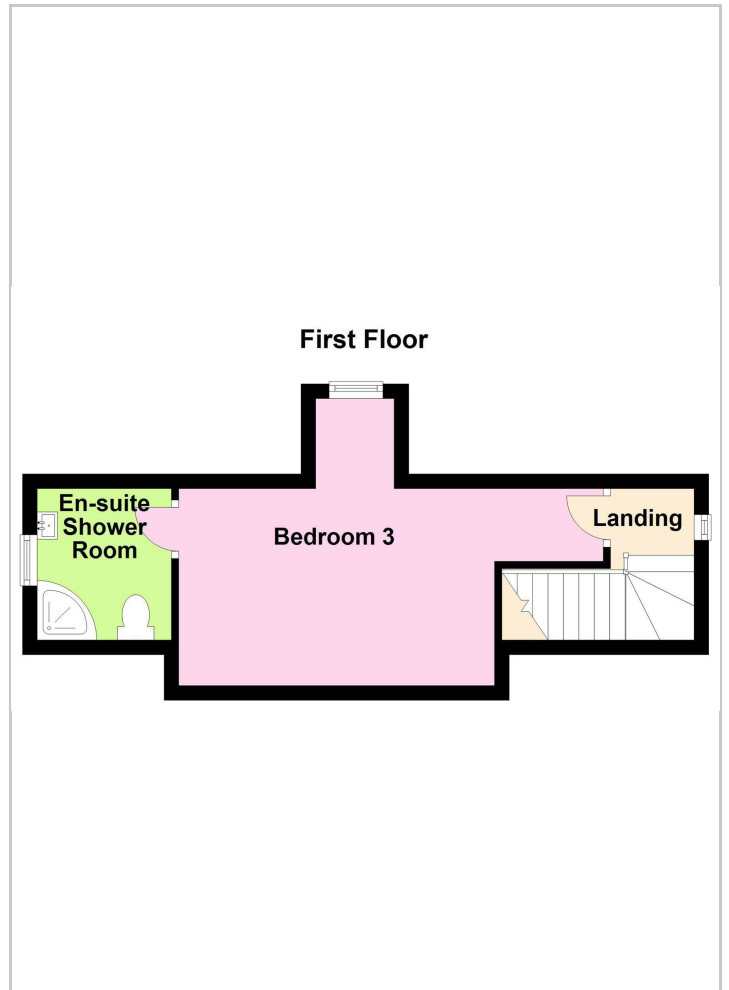
Hybrid Map



Terrain Map



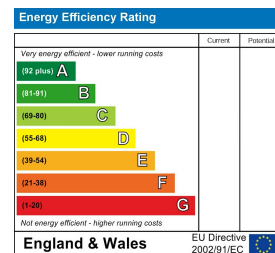
Floor Plans



Viewing

Please contact our Jon Mellor & Company Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Important Notice

Jon Mellor & Company, their solicitors and joint agents give notice that:

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Jon Mellor & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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