



Peep O' Day Batham Gate Road

Peak Dale, SK17 8AH

£315,000



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Designed and built by the owner, we are delighted to offer for sale this superbly presented, immaculately appointed three bedroom, two bathroom detached family home in the popular village of Peak Dale. With generous accommodation throughout, benefitting from combi gas fired central heating and uPVC sealed unit double glazing. There is a detached garage and a shared driveway with light and power and off road parking for a number of vehicles. Within a short drive of Buxton and its many amenities, this ideal family home should be viewed to be fully appreciated.

DIRECTIONS:

From our Buxton office turn right, bear right at the roundabout and proceed along Station Road, travelling straight across the next roundabout and turning left at the following two roundabouts into Fairfield Road. Continue up the hill and head out of Buxton on the A6 towards Stockport. After a while turn right at the signpost for Batham Gate and Peak Dale and continue along this road heading into the village onto Batham Gate Road where you will see the property on the right hand side.

GROUND FLOOR

Entrance Porch

5'3" x 5'3" (1.60m x 1.60m)

With uPVC front entrance door and single radiator.

Entrance Hall

5'8 x 4'8" (1.73m x 1.42m)

With double radiator and stairs to first floor.

Lounge

14'11" x 14'6" (4.55m x 4.42m)

With a feature decorative stone fireplace with a mantel over and hearth, incorporating a coal effect living flame gas fire. With understairs storage cupboard, double radiator and uPVC sealed unit double glazed window to front.

Dining Room

10'11" x 8'6" (3.33m x 2.59m)

With double radiator, uPVC sealed unit double glazed window to rear garden and door to kitchen.

Kitchen

10'11" x 9'3" (3.33m x 2.82m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a stainless steel single drainer sink unit with tiled splashbacks. With built in breakfast bar, integrated four ring gas hob with oven below and extractor over. With double radiator, uPVC sealed unit double glazed window to rear, and door to utility room.

Utility room

10'8" x 4'9" (3.25m x 1.45m)

With some base and eye level units and working surfaces, with space and plumbing for a washing machine and space for a tumble dryer. With double radiator, uPVC sealed unit double glazed window to front and frosted uPVC sealed unit double glazed door to rear. With wall mounted Baxi combination boiler and space for a fridge/freezer.

Cloakroom

With low level W.C., wall mounted wash hand basin and frosted uPVC sealed unit double glazed window to outside.

FIRST FLOOR

Landing

10'8" x 6'1" (3.25m x 1.85m)

Airing cupboard and loft access with drop down ladder, the loft is fully boarded and has lighting.

Bedroom One

11'9" x 9'4" (3.58m x 2.84m)

With two built in double wardrobes, double radiator and uPVC sealed unit double glazed window to front.

En-suite Shower Room

6'2" x 6'1" (1.88m x 1.85m)

With a fully tiled and glazed shower cubicle and shower, low level W.C., and pedestal wash hand basin. With single radiator and extractor fan.

Bedroom Two

11'2" x 9'3" (3.40m x 2.82m)

With double radiator and uPVC sealed unit double glazed window to rear.

Bedroom Three

8'6" x 8'3" (2.59m x 2.51m)

With double radiator and uPVC sealed unit double glazed window to rear.

Bathroom

9'1" x 4'6" (2.77m x 1.37m)

Fitted with a panelled bath with shower over and glazed shower screen, low level W.C., and pedestal wash hand basin. With single radiator, extractor fan and frosted uPVC sealed unit double glazed window to outside. Part tiled throughout.

OUTSIDE

To the front of the property there is a block paved shared driveway suitable for off road parking of a number of vehicles, with iron gates leading to a further driveway and a single garage.

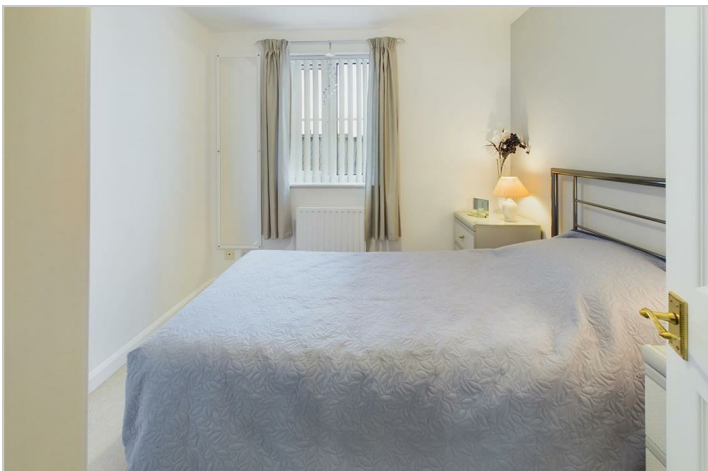
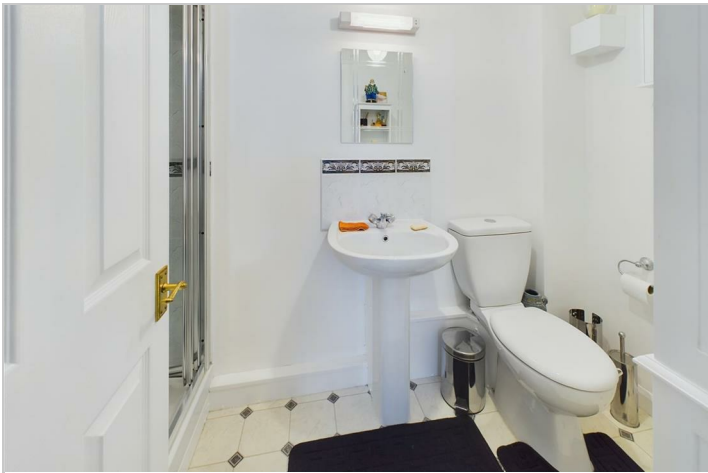
Garage

17'11" x 8'11" (5.46m x 2.72m)

With light and power and metal up and over door. Whit overhead storage.

Garden

To the rear of the property there is a good sized flagged garden with pebbled areas and fenced.



Road Map



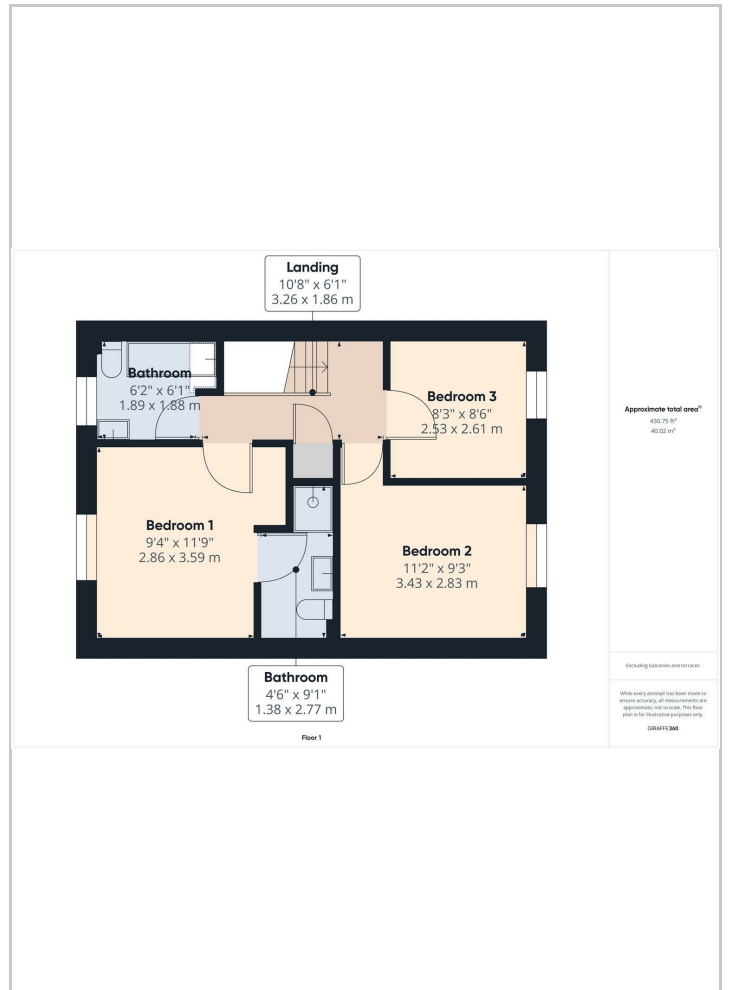
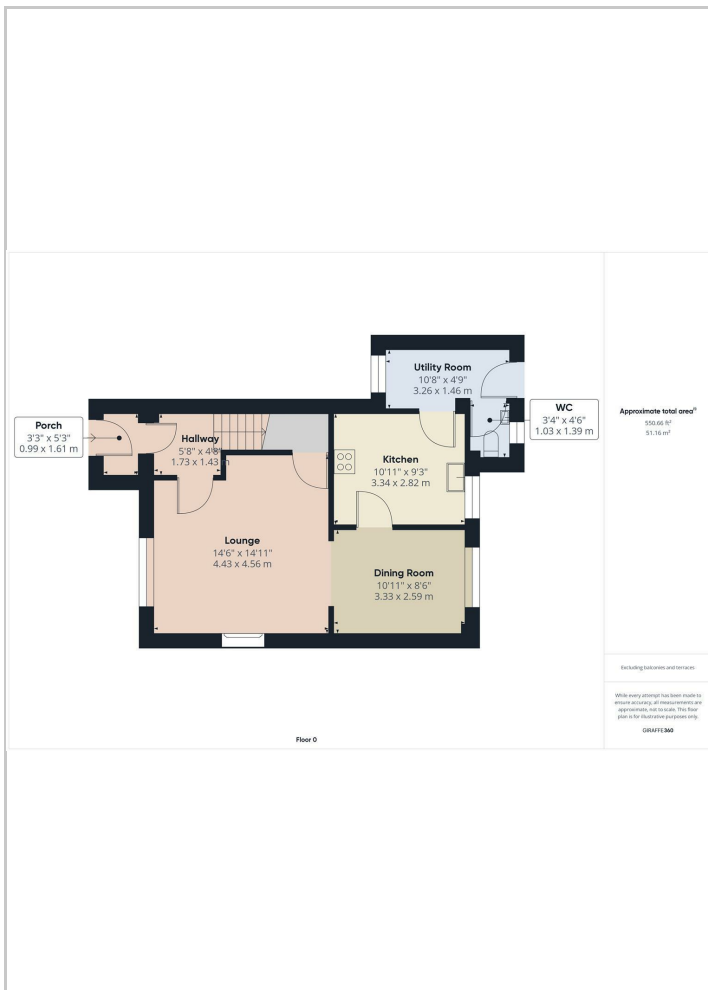
Hybrid Map



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.

Important Notice

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

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2. 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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Energy Efficiency Graph

