



## 4 Sylvan Cliff

Buxton, SK17 6QW

£445,000



# 4 Sylvan Cliff

Buxton, SK17 6QW

£445,000



A superbly presented stone character property in a convenient central location. Offering well planned extended living accommodation arranged over three floors and having a cellar to the lower ground level. With four bedrooms, two bathrooms and benefitting from gas central heating and some double glazing. With gardens to the front and rear. Viewing is highly recommended.

## DIRECTIONS:

From our Buxton office turn left and proceed through the traffic lights into Terrace Road. Turn left into Hardwick Mount and follow the road as it becomes Hardwick Square East. At the junction, turn left and continue along into Silverlands and turn left into Holker Road. Turn right into Sylvan Cliff and the property can be seen after a short while on the right where our For Sale board has been erected.

## GROUND FLOOR

### Entrance Vestibule

Wood effect flooring, frosted glazed entrance door, glazed stripped wooden door to entrance hall and fitted storage cupboard.

### Entrance Hall

Wood effect flooring, stairs to first floor, stripped wooden door to dining kitchen and original style radiator.

### Lounge

12'9" x 11'1" (3.89m x 3.38m)

Featuring a decorative fireplace with granite hearth and a living flame coal effect gas fire. Ceiling coving, dado rail, built in cupboards to recesses and sash bay window to front with shutters. Single and double radiators.

### Dining Kitchen

14'9" x 12'5" (4.50m x 3.78m)

Fitted with a range of base and wall mounted cupboards and work surfaces incorporating a sink unit with mixer tap and tiled splashbacks. Island with work surface/breakfast bar and drawers, shelving and cupboard. Integrated dishwasher, integrated microwave oven, integrated fridge/freezer and integrated wine cooler. Wood effect flooring, stripped wooden door to utility room and to stairs to lower ground floor. Open plan to garden room.

### Garden Room

9'9" x 8'9" (2.97m x 2.67m)

Wood effect flooring, double glazed Velux window and double glazed patio doors to rear garden.

### Utility Room

5'9" x 5'3" (1.75m x 1.60m)

With tiled floor and fitted with base and wall mounted cupboards and fitted work surface. Plumbing for a washing machine and frosted glazed stripped wooden door to shower room.

### Shower Room

9'2" x 4'9" (2.79m x 1.45m)

Fitted with a white suite comprising wall mounted wash basin and low level wc. Tiled shower area with fitted shower and shower screen. Manrose extractor, heated towel rail, feature obscure glass bricks to rear and double glazed frosted Velux window.

## LOWER GROUND FLOOR

### Cellar

13'2" x 12'10" (4.01m x 3.91m)

## FIRST FLOOR

## Landing

Two wall light points, single radiator and stairs to second floor.

## Bedroom One

13'2" x 12'10" (4.01m x 3.91m)

Featuring a decorative cast iron fireplace. With picture rail, stripped wooden door, built in wardrobe and cupboard and double radiator. Double glazed sash window to front with shutters.

## Bedroom Two

10' x 9'9" (3.05m x 2.97m)

Featuring a decorative cast iron fireplace. Built in cupboards, ceiling coving and single radiator. Feature obscured glass bricks to landing. uPVC double glazed window to rear with shutters.

## Bathroom

9'8" x 7'3" (2.95m x 2.21m)

With entrance corridor and stairs down to the main room. Stripped wooden door and double glazed Velux window with shutters. With part tiled walls and fitted with a white suite comprising shower bath with shower over, vanity wash basin with cupboards and low level wc. Heated towel rail and wood effect flooring.

## SECOND FLOOR

### Landing

Wall light point and skylight window.

### Bedroom Three

13'9" x 9'9" (4.19m x 2.97m)

With part sloping ceiling. Stripped wooden door, built in wardrobe and dado rail. Single radiator and double glazed sash window to front with shutters.

### Bedroom Four

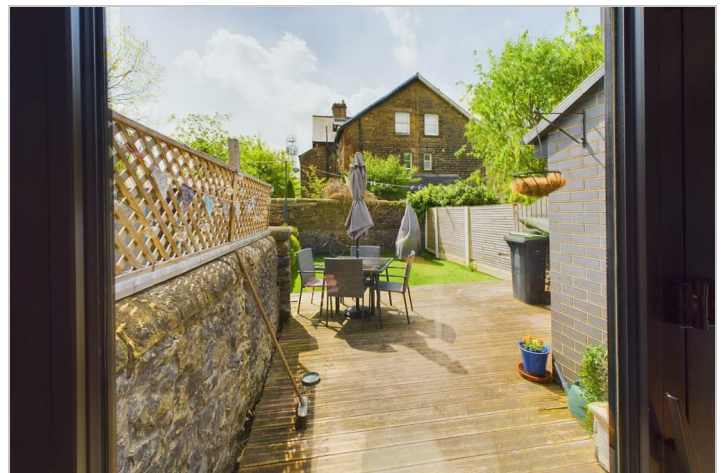
13'8" x 9'2" (4.17m x 2.79m)

With part sloping ceiling. Built in wardrobe, single radiator, wooden door and double glazed Velux window to rear.

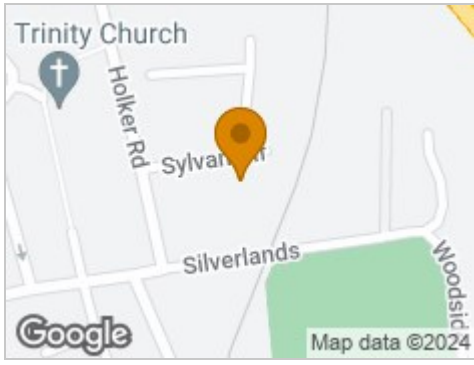
## OUTSIDE

### Garden

At the front of the property is a gated paved forecourt garden with raised flowerbed. The rear garden is enclosed and has timber decking and a lawn.



## Road Map



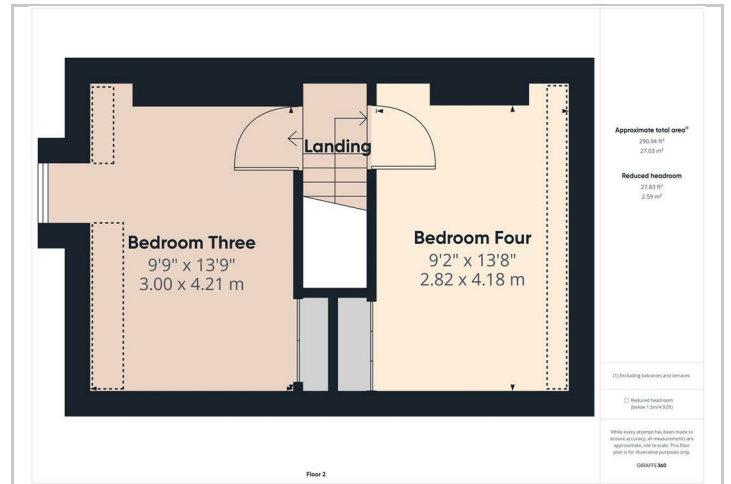
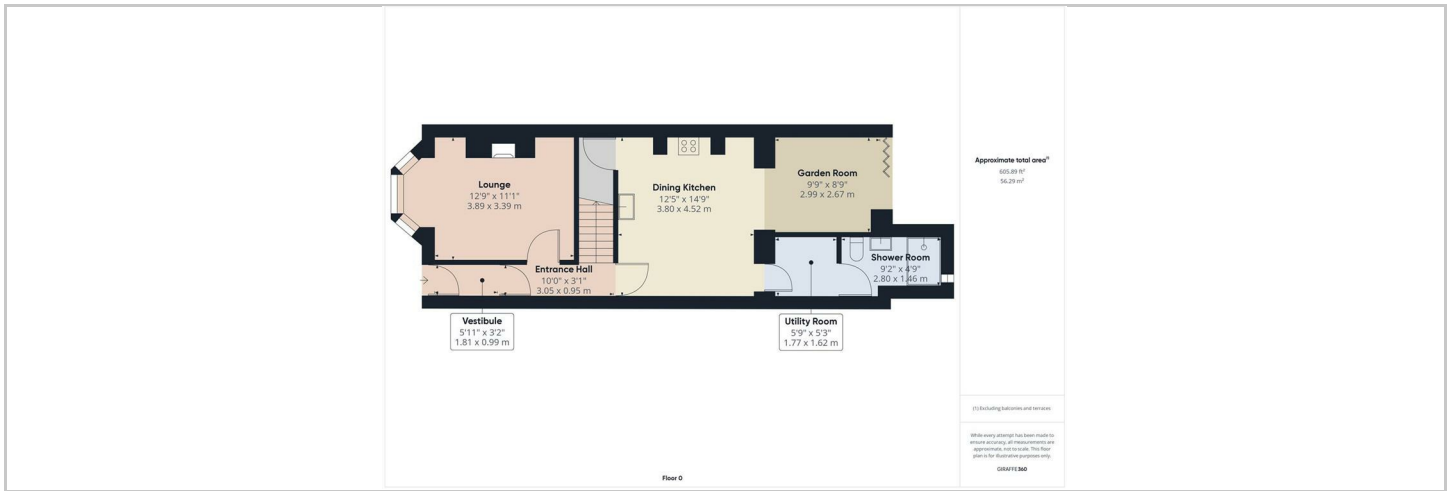
## Hybrid Map



## Terrain Map



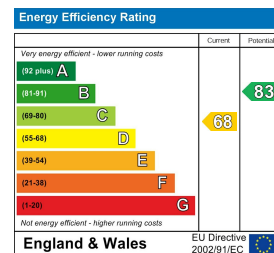
## Floor Plans



## 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.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ

Tel: 01298 24383 Email: [info@jonmellor.co.uk](mailto:info@jonmellor.co.uk) <https://www.jonmellor.co.uk>