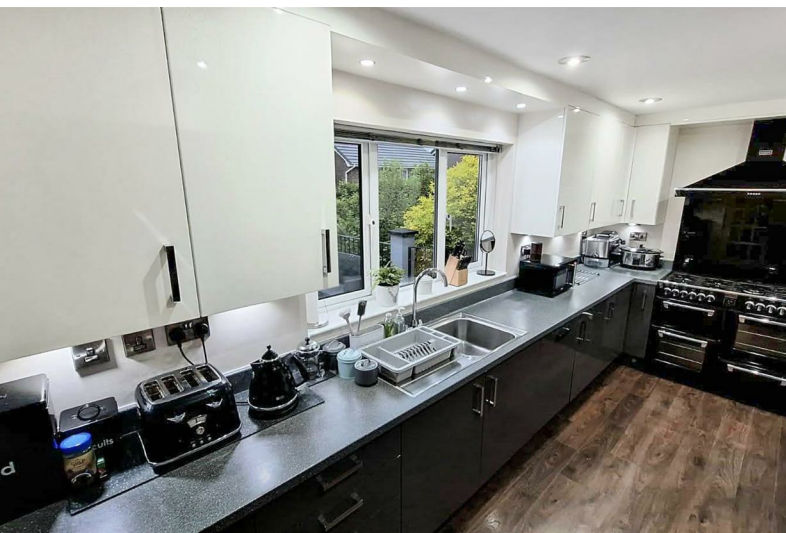




1 Clifton Drive

Buxton, SK17 9LY

Offers Over £375,000



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Improved and updated to a very high standard over a number of years we are delighted to offer for sale this extended four bedroom, three bathroom, two reception family home. Situated on a popular residential development the property benefits from uPVC sealed unit double glazing and combi gas fired central heating throughout. With a substantial integral garage and delightful gardens and patio areas this is a beautiful family home that should be viewed internally to be fully appreciated.

Directions:

From our Buxton office bear left up Terrace Road across the market place to the London Road traffic lights. Proceed straight ahead at the traffic lights onto the continuation of London Road. Continue along London Road A515 towards Ashbourne and turn right at the dip, sign posted Harpur Hill. Proceed up Harpur Hill Road, straight across the roundabout then first left onto Berwick Road. Turn first right onto Clifton Drive where number 1 can be found on the left clearly identified by our For Sale board.

Entrance Hall

9'0" x 6'0" (2.74m x 1.83m)

With double radiator, wood effect laminate flooring, uPVC front entrance door and uPVC sealed unit double glazed window.

Lounge

21'10" x 14'1" (6.65m x 4.29m)

With a decorative wooden fireplace surround and mantelpiece over incorporating a coal effect electric fire. Single radiator, double radiator, two wall light points, wall mounted shelving and uPVC sealed unit double glazed window to front. Door to dining kitchen and a glazed door leading through into the sun room.

DINING KITCHEN

Kitchen

16'1" x 6'0" < 4'11" x 4'8" (I shaped room) (4.90m x 1.83m < 1.50m x 1.22m'2.44m (I shaped room))

With an excellent quality range of base and eye level units and working surfaces incorporating a stainless steel single drainer sink unit with splash backs. Integrated Stoves seven ring Range oven with extractor fan over and integrated dishwasher. Ceiling downlighters and uPVC sealed unit double glazed window to rear. Cupboard housing a wall mounted Ideal combination central heating and hot water boiler and loft access. Wood effect laminate flooring throughout.

Dining Area

9'10" x 8'5" (3.00m x 2.57m)

With wood effect laminate flooring and space for an American style fridge freezer.

Sun Room

14'0" x 9'7" (4.27m x 2.92m)

With wood effect laminate flooring and electric under floor heating, two uPVC sealed unit double glazed picture windows looking to the garden and views beyond. Contemporary style vertical radiator, three wall light points and two uPVC sealed unit double glazed windows and door to the side, door leading to the raised patio area and garden, door to lounge, door to kitchen and internal door to garage.

Bathroom

9'10" x 5'8" (3.00m x 1.73m)

Fitted with a panelled bath, vanity washbasin with storage below and low level w.c. Single radiator, frosted uPVC sealed unit double glazed window and half tiled.

Landing

17'6" x 2'9" (5.33m x 0.84m)

With frosted uPVC sealed unit double glazed window to side, loft access, airing cupboard with shelving and single radiator.

Bedroom One

16'4" x 11'7" (4.98m x 3.53m)

With a range of built-in, floor to ceiling wardrobes and two matching chests of drawers. Double radiator and uPVC sealed unit double glazed window to front.

En-suite Bathroom

11'6" x 5'7" (3.51m x 1.70m)

With an excellent suite comprising of a panelled bath with shower and glazed shower screen, low level w.c. and vanity washbasin with storage below. Double radiator, half tiled walls, tiled flooring and uPVC sealed unit double glazed window.

Bedroom Two

13'2" x 9'5" (4.01m x 2.87m)

With single radiator and uPVC sealed unit double glazed window to front.

Bedroom Three

8'0" x 7'7" (2.44m x 2.31m)

With a built-in single bed with storage cupboards below, single radiator and uPVC sealed unit double glazed window to front.

Bedroom Four

9'7" x 5'7" (2.92m x 1.70m)

With a built-in double wardrobe with vanity area, single radiator and uPVC sealed unit double glazed window to rear.

Shower Room

6'2" x 5'5" (1.88m x 1.65m)

Fitted with a corner glazed and mermaid board shower unit and thermostatic shower, low-level w.c. and vanity washbasin with storage below. Mermaid board throughout, stainless steel heated towel rail and frosted uPVC sealed unit double glazed window to rear.

GARAGE

22'5" x 11'8" (6.83m x 3.56m)

With personnel door and bi-fold garage doors, light and power and uPVC sealed unit double glazed window.

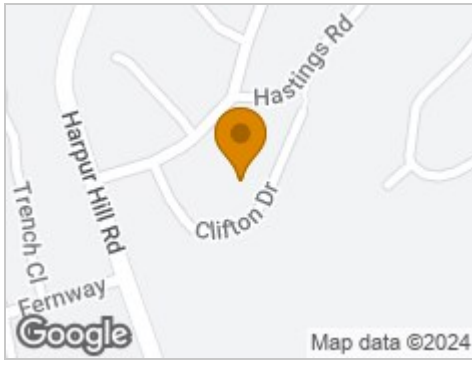
OUTSIDE

To the rear of the property there is a good sized flagged raised patio area, enclosed by railings and steps leading down to a further substantial flagged patio area. The remainder of the garden is laid with artificial lawn and enclosed by fencing. There are two good sized modern storage sheds and access to the front of the property.

To the front of the property there is a Tarmac driveway suitable for the off road parking of vehicles, a lawned garden with mature bushes, fir trees, hedgerows and flowerbeds.



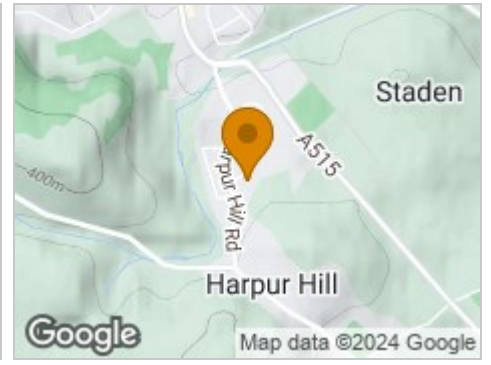
Road Map



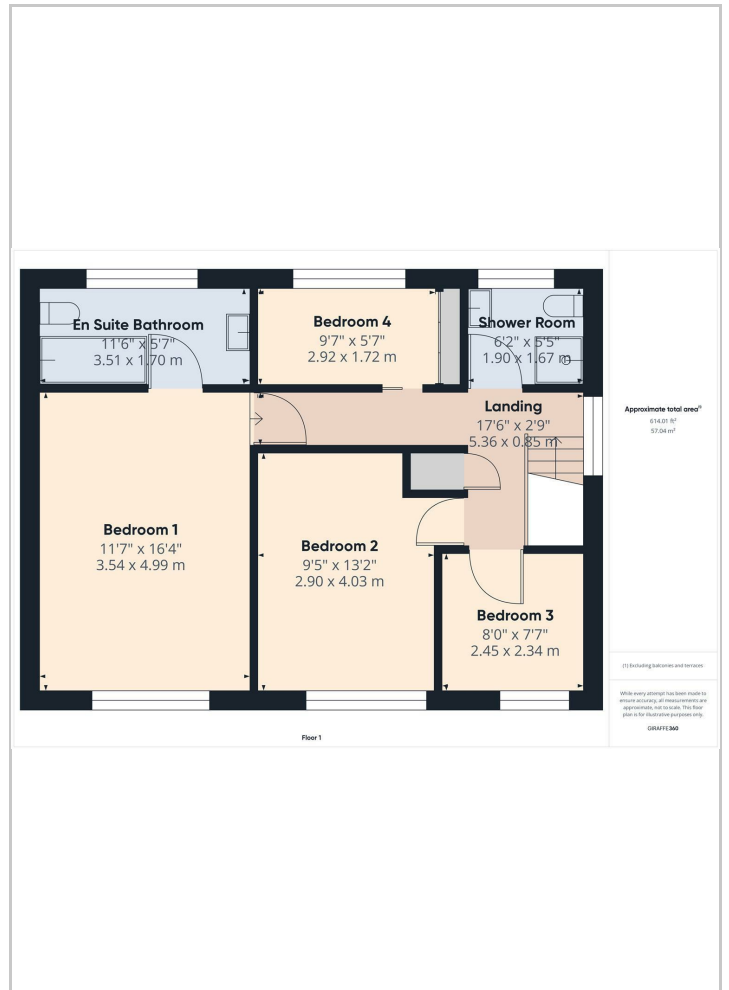
Hybrid Map



Terrain Map



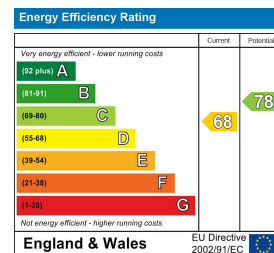
Floor Plans



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

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- 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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