



## 7 Clifton Bank

Buxton, SK17 7DS

Offers Over £390,000



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Situated down a private tarmac driveway servicing only two properties, we are delighted to be able to offer for sale a superbly presented and appointed two reception, four bedroom, two bathroom family home. Offering well planned spacious accommodation, this detached property benefits from uPVC sealed unit double glazing, along with combi gas fired central heating throughout. It has a generous integral garage as well as two allocated off road parking spaces, lawned, well stocked gardens and patio seating areas. With excellent quality fittings throughout, this family home should be viewed to be fully appreciated.

## DIRECTIONS

From our Buxton office bear right and then right again at the Spring Gardens roundabout. Follow the Spring Gardens bypass, proceeding over the first and second roundabouts and bear left at the third roundabout and proceed up Fairfield Road. Turn left into St. Peter's Road and then immediately left into Clifton Bank. Proceed into Clifton Bank with the houses on the right hand side and turn left down a private tarmac driveway which leads to No.7 Clifton Bank.

## GROUND FLOOR

### Entrance Porch

With tiled flooring and two sealed unit double glazed windows.

### Entrance Hall

10'10" x 5'10" (3.30m x 1.78m)

With double radiator, stairs to first floor, and under stairs storage cupboard.

### Kitchen

12'6" x 9'9" (3.81m x 2.97m)

With wood effect laminate flooring and fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a one and a half bowl stainless steel single drainer sink unit with tiled

splashbacks. Integrated stainless steel oven and four ring gas hob. Space and plumbing for a dishwasher and space for a fridge/freezer. With Ideal wall mounted combination central heating and hot water boiler, feature radiator and uPVC sealed unit double glazed window to rear.

### Utility Room

7'1" x 6'10" (2.16m x 2.08m)

Fitted with a range of base and eye level units and wooden working surfaces. With tiled flooring, space and plumbing for a washing machine, door to outside, door to cloakroom, uPVC sealed unit double glazed window and feature radiator.

### Cloakroom

With low level W.C., circular bowl wash basin, single radiator and frosted uPVC unit double glazed window to outside.

### Dining Room

12'7" x 11'10" (3.84m x 3.61m)

With wood effect laminate flooring throughout and a feature cast iron log burning stove with slate hearth. With sliding sealed unit double glazed patio doors to side, and uPVC sealed unit double glazed window to rear. Double radiator. Open plan through into Lounge.

### Lounge

14'7" x 10'11" (4.45m x 3.33m)

With wood effect laminate flooring throughout, double radiator, uPVC sealed unit double glazed window to front and two sealed unit double glazed windows to side. T.V. aerial point.

## FIRST FLOOR

### Landing

9'7" x 6'0" (2.92m x 1.83m)

With loft access, wall light point and Velux sealed unit double glazed loft window.

### Potential Walk In Wardrobe/Office

8'5" x 4'1" (2.57m x 1.24m)

With power points and a telephone point.

### Bedroom One

19'3" x 10'9" (5.87m x 3.28m)

With two wall light points, double radiator, uPVC sealed unit double glazed window to front, feature vaulted ceiling.

### En-Suite Shower Room

8'6" x 6'1" (2.59m x 1.85m)

With fully tiled and glazed walk-in double shower unit and shower, low level W.C., and pedestal wash hand basin. With wood effect laminate flooring throughout and frosted sealed unit double glazed window to rear. Extractor fan.

### Bedroom Two

12'2" x 11'5" (3.71m x 3.48m)

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

### Bedroom Three

11'6" x 11'5" (3.51m x 3.48m)

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

### Bedroom Four

11'7" x 6'0" (3.53m x 1.83m)

Partial wooden panelling, single radiator and uPVC sealed unit double glazed window.

### Bathroom

8'11" x 9'4" (2.72m x 2.84m)

With part tiled walls and fitted with a feature Jacuzzi bath with mixer shower over, low level W.C., and pedestal wash hand basin. With a fully tiled and glazed shower cubicle and shower, single radiator, extractor fan and frosted sealed unit double glazed window.

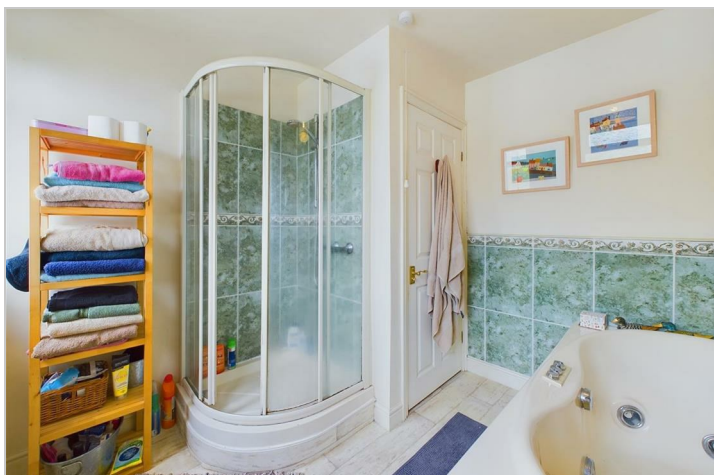
### Garage

21'3" x 10'10" (6.48m x 3.30m)

With built in work benches, space for fridge freezer, light and power and remotely operated metal up and over door.

### OUTSIDE

To the side of the property is a good sized lawned garden with mature borders with trees, firs, bushes, flowerbeds and a summer house. There is also a block paved patio seating area with vegetable plot and greenhouse. There are two allocated off road parking spaces.



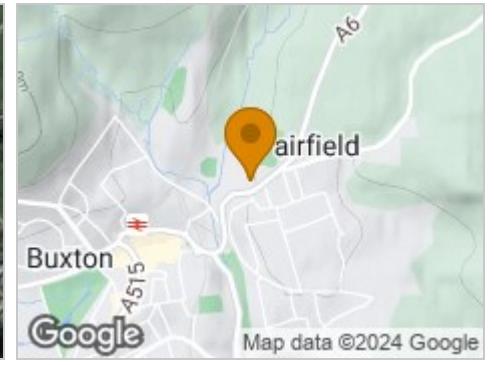
## Road Map



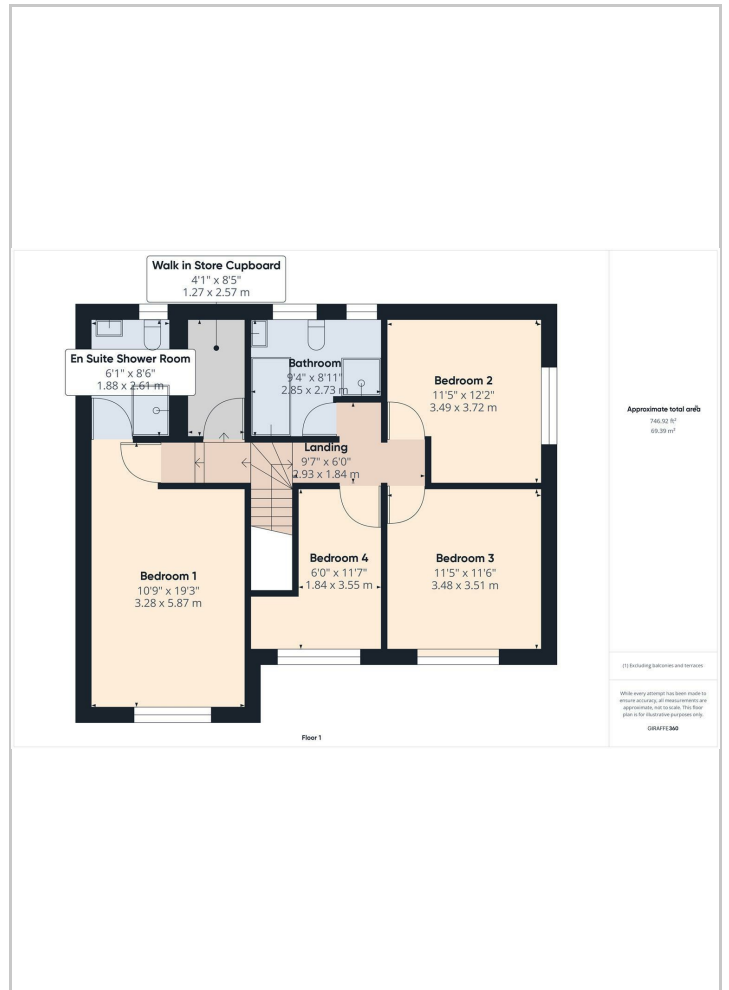
## Hybrid Map



## Terrain Map



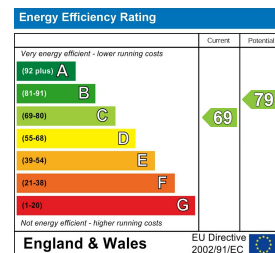
## Floor Plans



## 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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