



# 63a Anncroft Road

Buxton, SK17 6UA

£450,000



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Tenure Freehold Council Tax Band E



This superb detached four bedroom family home sits in manicured gardens and has countryside views from the rear. The property is located in the popular area of Burbage and has two reception rooms, gas central heating and uPVC sealed unit double glazing. Externally there is off road parking and a carport and substantial rear garden with decking and a detached summer house/office with light and power. The property will appeal to a variety of purchasers and an internal viewing is highly recommended.

## DIRECTIONS:

From our Buxton office turn right and bear left at the roundabout. Turn left into St Johns Road and continue along this road to the traffic lights. Proceed through the traffic lights and turn right into Macclesfield Old Road. Turn left into Anncroft Road and the property can be found after a short while on the left where our For Sale board has been erected.

## GROUND FLOOR

### Entrance Porch

10'7" x 3'6" (3.23m x 1.07m)

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

### Entrance Hall

10'8" x 5'1" (3.25m x 1.55m)

With wood effect flooring, single radiator, stairs to first floor and under stairs cupboard.

### Cloakroom

5'4" x 3'6" (1.63m x 1.07m)

Part tiled and fitted with a low level suite wc, vanity wash basin, single radiator and frosted uPVC sealed unit double glazed window.

## Laundry Room

8'11" x 8'4" (2.72m x 2.54m)

With uPVC sealed unit double glazed window, wood effect flooring and a range of floor to ceiling built in cupboards. With space and plumbing for a washing machine, space for tumble dryer and door to outside.

## Kitchen

10'9" x 10'1" (3.28m x 3.07m)

Fitted with an excellent quality range of base and eye level units and work surfaces incorporating an enamel 1 1/2 bowl single drainer sink unit with tiled splashbacks. With integrated stainless steel double oven, stainless steel four ring gas hob with extractor over and space for fridge/freezer. With integrated dishwasher, uPVC sealed unit double glazed window to front and door to side. Glazed door leading into the dining room.

## Dining Room

11'9" x 9'11" (3.58m x 3.02m)

With single radiator, uPVC sealed unit double glazed window to rear with views to the rear garden and countryside beyond. Glazed door leading into the lounge.

## Lounge

17' x 11'10" (5.18m x 3.61m)

Fitted with a coal effect living flame gas fire with decorative wooden fireplace surround and mantle over. With double radiator and uPVC sealed unit double glazed window to rear with views to the garden and countryside beyond.

## FIRST FLOOR

### Landing

13'4" x 6'4" (4.06m x 1.93m)

With uPVC sealed unit double glazed window to front, loft access and cupboard with shelving.

### Bedroom One

13'2" x 9'4" (4.01m x 2.84m)

With a range of built in floor to ceiling mirrored wardrobes, single radiator and uPVC sealed unit double glazed window with views to the rear garden and the countryside beyond.

### Bedroom Two

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

With single radiator and uPVC sealed unit double glazed window to rear with views to the rear and the countryside.

### Bedroom Three

13'7" x 8'11" (4.14m x 2.72m)

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

### Bedroom Four

11'4" x 7'10" (3.45m x 2.39m)

With wood effect flooring, single radiator and uPVC sealed unit double glazed window to the front.

### Bathroom

With tiled walls and fitted with an excellent quality suite comprising a panel bath with shower over and shower screen, low level suite wc and vanity wash basin with cupboards. Frosted uPVC sealed unit

double glazed window and stainless steel heated towel rail.

### OUTSIDE

#### Carport and Driveway

At the front of the property is a driveway suitable for the off road parking of a number of vehicles and leading to a carport.

#### Garden

The front garden is well stocked with a lawn, mature firs, shrubs and bushes. There is a pathway to the side of the house leading to the rear garden which is arranged over two levels. There is a lawn and a substantial decking area. There is a further lawned garden leading to a babbling brook. There is also a garden shed.

#### Summer House/Office

7'9" x 9'10" (2.36m x 3.00m)

With light and power.



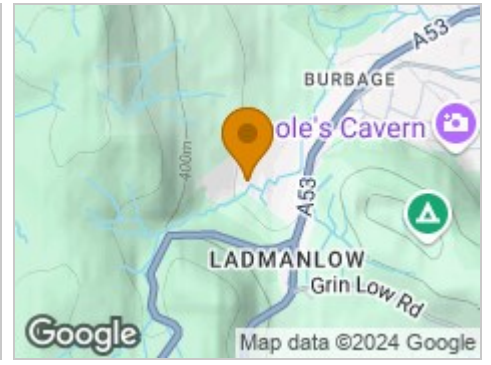
## Road Map



## Hybrid Map



## Terrain Map



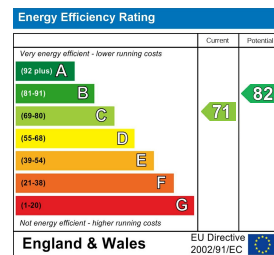
## Floor Plans



## 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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