



30 Hill Head Drive

Buxton, SK17 9GS

£275,000



30 Hill Head Drive

Buxton, SK17 9GS

Tenure Freehold Council Tax Band C



Superbly situated on this popular development overlooking an open green area this superbly presented three bedroom, two bathroom semi-detached family home is still under the benefit of the Builder's Warranty from new. Presented to an excellent standard and benefitting from combi gas fired central heating and uPVC sealed unit double glazing throughout. The property benefits from extensive off road parking for up to four vehicles and has a generous patio and artificial lawned garden to the rear. This uniquely positioned and immaculately presented property should be viewed to be fully appreciated.

DIRECTIONS:

From our Buxton office bear left and proceed up Terrace Road across the market Place to the London Road traffic lights. Proceed through the lights and at the signpost for Harpur Hill in the dip turn right. Continue to the top of Harpur Hill Road which then becomes Burlow Road. Bear left and follow the road for a short while before turning right into Ashford Drive. At the T junction bear right into Hopton Wood Way and immediate left into Brandside Avenue.

Proceed to the end of this road then turn right into Hillhead Drive where number 30 will be seen on the right hand side.

GROUND FLOOR

Entrance Hall

12'0" x 3'3" (3.66m x 0.99m)

With single radiator, storage cupboard and stairs to first floor.

Cloakroom

5'1" x 3'1" (1.55m x 0.94m)

With low-level w.c., wall mounted washbasin with tiled splash back and single radiator.

Dining Kitchen

12'0" x 8'0" (3.66m x 2.44m)

Fitted with an excellent quality range of base and eye level units and Quartz working surfaces incorporating a 1 1/2 bowl single drainer sink unit. With integrated Neff ceramic hob with Neff stainless steel extractor over and built-in Neff oven. Integrated washing machine, integrated fridge freezer and integrated dishwasher. Single radiator and uPVC sealed unit double glazed window to front.

Lounge

14'4" x 13'5" (4.37m x 4.09m)

With double radiator, TV aerial point and uPVC sealed unit double glazed French doors and windows leading out to the patio and garden beyond.

FIRST FLOOR

Landing

12'0" x 2'6" (3.66m x 0.76m)

With single radiator, storage cupboard and loft access.

Bedroom One

11'9" x 8'4" (3.58m x 2.54m)

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

En-Suite Shower Room

8'5" x 4'3" (2.57m x 1.30m)

With a fully tiled and glazed shower cubical and shower, low-level w.c. and wall mounted washbasin. Half tiled, stainless steel heated towel rail and frosted uPVC sealed unit double glazed window.

Bedroom Two

32'9" x 3'3" x 26'2" x 16'4" (10'1" x 8'5")

With single radiator and uPVC sealed unit double glazed window.

Bedroom Three

8'9" x 6'3" (2.67m x 1.91m)

With single radiator and uPVC sealed unit double glazed window.

Bathroom

6'2" x 5'4" (1.88m x 1.63m)

Fitted with an excellent quality suite comprising a panelled bath with shower over and shower screen, low-level w.c. and vanity washbasin with storage cupboard below. Stainless steel heated towel rail, three quarter tiled and frosted uPVC sealed unit double glazed window.

OUTSIDE

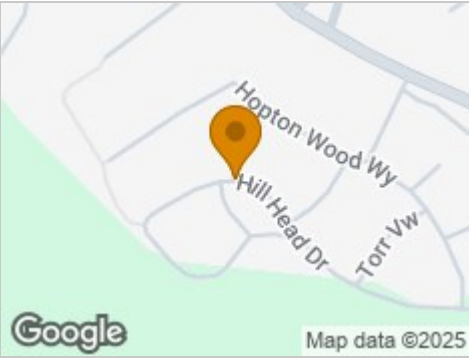
To the front of the property there is a Tarmacadam driveway suitable for the off road parking of up to four vehicles.

GARDEN

The rear garden is of excellent proportions with a good sized artificial lawn, raised flowerbed, fencing, flagged patio and seating areas.



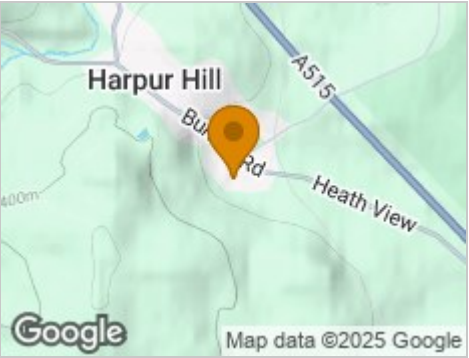
Road Map



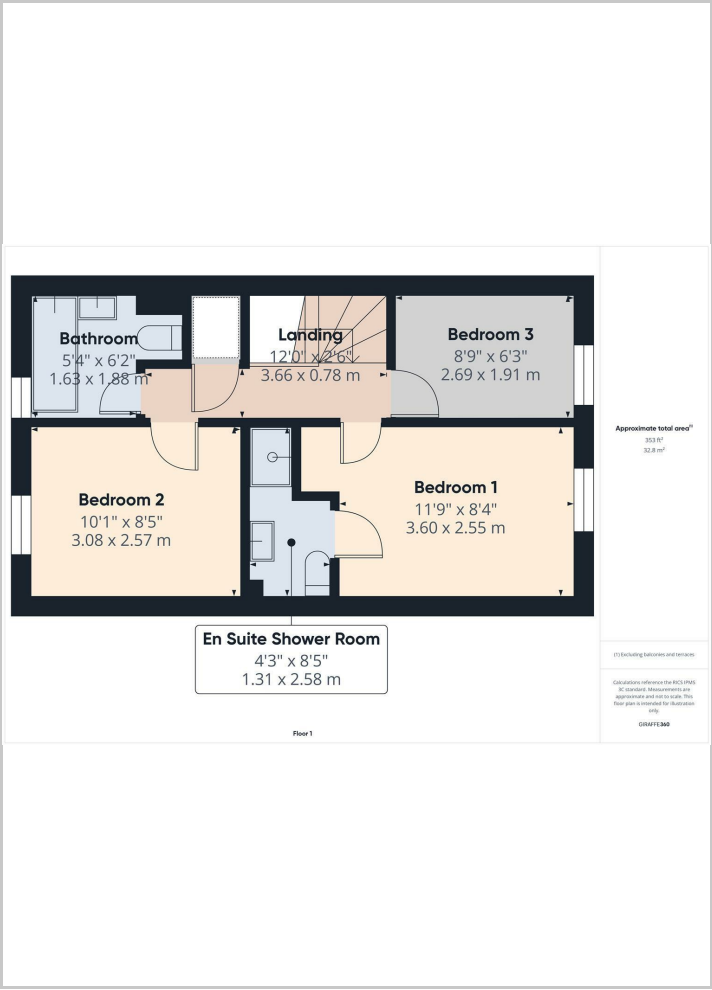
Hybrid Map



Terrain Map



Floor Plans



Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Important Notice
Mellors Estate Agents, their solicitors and joint agents give notice that:
1. 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.
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 Mellors Estate Agents 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@mellors.org.uk www.mellors.org.uk

Energy Efficiency Graph

