



11 Matcham Way
Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

11 Matcham Way
Buxton
Derbyshire, SK17 6WG



Offers In The Region Of
£425,000

Entrance Hallway

Spacious entrance hallway with double glazed entrance door, radiator, great sized under stairs storage cupboard, ceiling coving, decorative tiled flooring. Stairs leading first floor.

Downstairs WC

Low level WC and corner wash hand basin, decorative tiled flooring, extractor fan, radiator.

Lounge

Double glazed window to front, two double glazed windows and double glazed French doors leading to rear garden, two radiators, wood effect vinyl flooring.

Open plan Kitchen Diner

Dining Area- Double glazed window to front, radiator, opening onto;
Recently fitted modern kitchen with a range of wall and base units with Quartz work surfaces over and matching splashbacks, single drainer sink unit with mixer tap over, fitted double oven with five ring gas hob and extractor hood over, integrated appliances including: full height fridge and freezer, dishwasher and washing machine. Useful built in bin cupboard and Wine cooler. Quartz breakfast bar with space for seating around. Countertop lighting. Decorative tiled flooring, double glazed bi-folding patio doors opening onto the rear garden and patio area.

First Floor Landing

Stairs leading to second floor, radiator.

Bedroom

Double glazed window, radiator, ceiling coving, opening onto dressing area with fitted wardrobes to either side with both hanging and storage space, leading too



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Accommodation

Ensuite

Panelled bath, low level WC and wash hand basin. Separate double shower cubicle with shower fittings over, partially tiled walls, heated towel rail, obscure double glazed window.

Bedroom

Double glazed window, radiator, door to;

Ensuite

Double shower cubicle with shower fittings over, low level WC, wash hand basin, partially tiled walls, heated towel rail.

Bedroom

Double glazed window, radiator.

Family Bathroom

Fitted with a three piece suite comprising: Panelled bath, low level WC and wash hand basin. Obscure double glazed window, heated towel rail.

Second Floor Landing

Double glazed Velux style window, radiator.

Bedroom

Double glazed Velux style window, double glazed window, eaves storage cupboard, door leading to;

Ensuite

Double shower cubicle with shower fittings over, low level WC, wash hand basin, part tiled walls, double glazed Velux style window, heated towel rail.

Bedroom

Double glazed window, radiator, eaves storage cupboard, airing cupboard with central heating boiler.

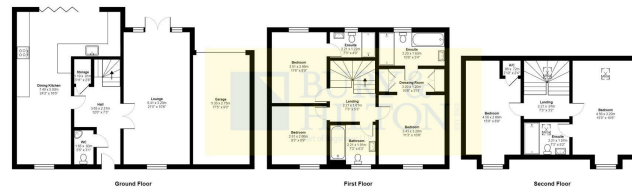
Outside

To the front of the property the garden laid in lawn with a stream running along the boundary of the property with gated access. The rear of the property is enclosed with a south facing garden laid with artificial grass and a patio area accessed via the patio doors from the living room and bi-fold doors from the kitchen. Gated access leading to the driveway providing parking for two vehicles and leading to the garage.

Garage

A single garage with up and over door. With power and lighting.

FREEHOLD
HPBC BAND-E
EPC- C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Notes

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