



Poppy Cottage, 6a Gadley Close
Buxton



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

Poppy Cottage, 6a Gadley Close

Buxton

Derbyshire, SK17 6YQ



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Offers In The Region Of

£695,000

Entrance Hall

Understairs cupboard housing underfloor heating controls. Karndean flooring. Upvc entrance door. Dual aspect windows creating a grand light and spacious hallway. Stairs off leading to first floor.

Open plan Dining Kitchen

Fitted with an extensive range of fitted wall and base units. Granite work tops over incorporating sink unit with drainer, rinser, waste disposal unit and mixer tap over. Feature central Kitchen island with gas hob and extractor unit above and storage cupboards below. Integrated fridge, freezer, wine cooler, and dishwasher. Built-in microwave, electric oven and separate oven below. Plumbing point for washing machine. Spotlights. Radiator. Tiled floor. Rear Upvc door. Dual aspect with windows to two walls and French doors leading to patio. Feature mock beam. Cupboard housing central heating boiler and electrics. Underfloor heating.

Lounge

Remote control feature gas fire and surround. Bay window with space for seating. French doors leading to the patio area. Radiator. Loft access.

Bedroom

Upvc window to rear elevation. Radiator. Bespoke fitted back lit wardrobes with drawers and hanging rails.

Shower Room

Fitted with a matching suite comprising: Corner shower cubicle. Dual flush W.c. and vanity wash basin with storage units below. Heated towel rail. Tiled floor. Partially tiled walls. Extractor fan. Sensor lighting.

Landing

Feature galleried landing area with Upvc window.



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Accommodation

Master Bedroom

Spacious master bedroom ample space for furniture. Dual aspect windows. Radiator.

Ensuite

Fitted with a matching suite comprising: Double walk in shower cubicle. W.c. Vanity wash basin with storage units below. Heated towel rail. Partially tiled walls. Upvc and Velux style window. Spotlights.

Bedroom

Window to rear. Radiator. Loft access. Underfloor heating heating controls. Bespoke fitted back lit wardrobes with drawers and hanging rails.

Bathroom

Fitted with a matching three piece suite comprising: Bath with mixer tap. W.c. Vanity wash basin with storage unit below. Heated towel rail. Tiled floor. Partially tiled walls. Sensor lighting.

Outside

Externally the property occupies a generous sized plot which enjoys some considerable privacy, low maintenance wrap around garden areas surrounding the boundaries of the property with areas including paved patio seating area to the side of the property with access from the lounge and kitchen. Graveled area to the front of the property. To the rear of the property is a raised graveled seating area with two further paved patio seating areas.

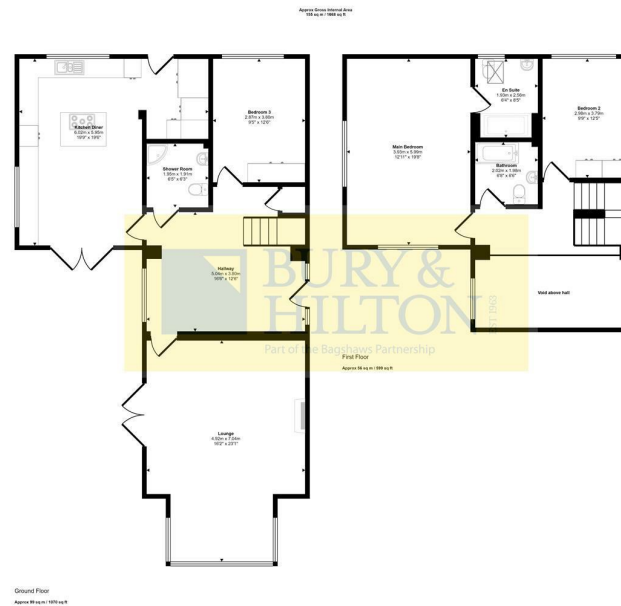
The summer house is located at the rear of the property, which has power and lighting. Adjoining the summerhouse is a built in storage cupboard.

The property is approached via a private driveway that provides ample off street parking and a turning area with space with borders well stocked with mature shrubs and plants. Gated access leads to the paved path leading to the property from the driveway.

HPBC- BAND E

FREEHOLD

EPC- C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	83
(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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