



41 Heath Grove  
Buxton



Part of the Bagshaws Partnership

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



**41 Heath Grove**  
Buxton  
Derbyshire, SK17 9HH



**Offers In The Region Of  
£350,000**

**Entrance Porch**

Front composite rock entrance door. Upvc window to side. Inner door leading too:

**Entrance Hallway**

Upvc windows to side. Colum style radiator. Stairs with carpet runner leading to first floor landing. Karndean flooring. Doors leading to:

**Living Room**

Upvc bay window to front. Column style radiator. Karndean flooring. Picture rail and ceiling coving.

**Open Plan Kitchen/ Dining**

Oak Karndean flooring laid in a herringbone pattern throughout.

**Dining Area**

With two column style radiators. Upvc window to side with built in window seat with storage below. Space for dining suite.

**Kitchen**

Recently installed Buxton woodworks 'New England' Kitchen, fitted with a modern and matching range of clay and stone in-frame wall and base units with drawer's with contrasting quartz worksurface over incorporating inset 'Franke' granite sink with mixer tap over. Integrated 'Neff' appliances including Fridge freezer, dishwasher and washing machine. Built in 'Neff' oven and induction hob with extractor over. LED plinth and worksurface lighting. Upvc windows to side, composite side door. Upvc patio doors leading to decking area.

Wall cupboard housing the 'Worcester' gas combi boiler.

**Downstairs Wc**

Contemporary Wc and wash hand basin with mixer tap. Colum style radiator. Karndean flooring.



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		59
(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



# Accommodation

## First Floor Landing

Velux style window. Stairs to second floor. Radiator.

## Bedroom One

Upvc bay window to front. Karndean flooring. Radiator. Exposed brick arch with alcove.

## Bedroom Two

Upvc window to side. Radiator. Original cast iron decorative fire place. Partially vaulted ceiling. Karndean flooring.

## Bedroom Four

Upvc window to rear. Velux window to side. Vaulted ceiling with exposed beams and feature lighting. Karndean flooring.

## Shower Room

Fitted with a modern yet contemporary suite comprising: Fully nuance boarded walk in shower with glass screen, waterfall shower head over with Victorian style fittings and hand held shower also. Wash hand basin with towel rail and Wc. Karndean flooring. Column style radiator with towel rail. Upvc window to side.

## Second Floor- Bedroom Three

Velux style window. Radiator. Karndean flooring.

## Outside

To the front of the property is a graveled driveway providing off road parking for two cars. Electric car charging point. Outside Tap.

To the rear of the property is a lawned garden. (please note, a fence will be erected between the neighboring property.) Raised decked area with space for outside dining.

## FREEHOLD

HPBC- CURRENTLY DELETED AS RAN AS HOLIDAY LET. PREVIOUSLY -C EPC- D

## Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





**BURY & HILTON**  
EST 1963  
Part of the Bagshaws Partnership

17 High Street, Buxton, Derbyshire, SK17 6ET

**T:** 0129827524

**E:** [buxtonhomes@buryandhilton.co.uk](mailto:buxtonhomes@buryandhilton.co.uk)

**[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)**

**Part of the Bagshaws Partnership**

**BAGSHAWS**  
EST 1897  
Land · Property · Livestock

**Offices in:**

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

arla | **propertymark**

