



43. Heath Grove  
Buxton



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

**43. 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. Ted Todd herringbone flooring. Doors leading to:

**Living Room**

Upvc bay window to front. Column style radiator. Original cast iron open fire place. Picture rail and ceiling coving. Karndean LVT flooring.

**Open plan Kitchen Diner**

Ted Todd herringbone flooring throughout

Kitchen- Recently installed Buxton woodworks fitted kitchen with a modern and matching range of painted in-frame wall and base units with drawer's with contrasting with Calacatta Gold quartz worksurfaces over incorporating inset 'Franke' granite sink with mixer tap over. Integrated 'Neff' appliances including fridge freezer, wine cooler and dishwasher. Built in 'Neff' microwave and space for range sized 'Smeg' cooker with electric hob and double oven and grill ( which can be included in the sale with separate negotiation) with extractor hood over. LED plinth and worksurface lighting. Smoked mirror splashbacks. Upvc windows to side with built in window seat with storage cupboards below. Column style radiator. Door leading to cellar.

Dining area- Matching units to the kitchen, in a larder style with display wall cabinets, LED lit open shelving, base units with matching quartz worksurface over. Upvc window to side. Colum style radiator. Patio doors leading to decking area.

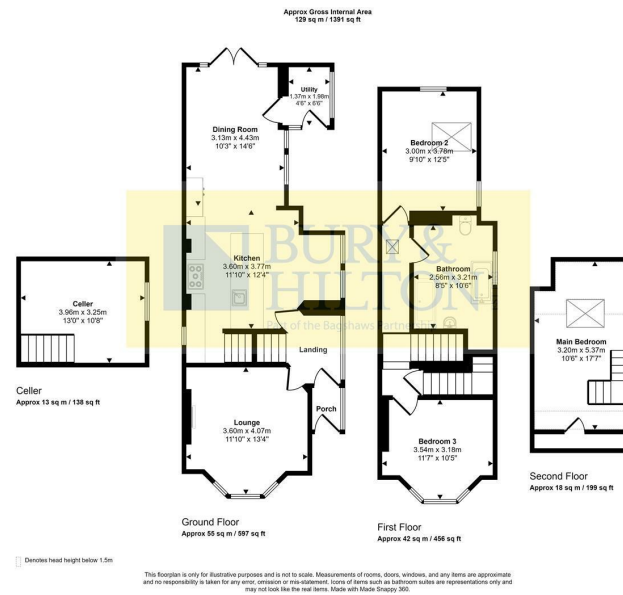


Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# Accommodation

## Rear Porch/ Utility

Upvc window side. Composite rock side entrance door. Wall mounted recently installed 'Alpha' gas combi boiler. Space and plumbing for washing machine and dryer.

## Lower ground floor- Cellar

Single chamber with frosted double glazed window, radiator and meters.

## First floor landing

Velux style window. Stairs to second floor. Radiator.

## Bedroom One

Upvc bay window to side and rear with velux sky light window. Radiator.

## Bedroom Three

Upvc bay window to front. Column style radiator. Currently used as a dressing room with built in wardrobes with clothes hanging space, drawers and shelving.

## Family Bathroom

Fitted with a modern yet contemporary suite comprising: Fully nuanced walk in shower with glass screen, waterfall shower head over with Victorian style fittings and hand held shower also. Claw foot freestanding roll top bath mixer tap over and hand held shower. Wash hand basin with towel rail and Wc with pull chain flush. Karndean LVT flooring. Column style radiator with towel rail. Upvc window to side. Partially paneled walls. Extractor fan.

## Second Floor- Bedroom Two

Velux style window. Radiator. Eaves storage with LED lighting.

## Outside

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

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

HPBC-

EPC- E (PLEASE NOTE, THIS WAS DONE PRIOR TO ALL RENOVATIONS)  
FREEHOLD

## 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.



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**



**Offices in:**

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

arla | [propertymark](http://propertymark.co.uk)

