



# 1 Sunnyfields

Buxton



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



## 1 Sunnyfields

Buxton  
Derbyshire, SK17 9PX



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Offers In The Region Of  
£250,000

### Entrance Hall

Front Upvc door. Radiator. Stairs leading to first floor.

### Lounge

Upvc window to front. Radiator. Decorative gas fire place with feature surround with wooden mantle and hearth.

### Pantry/Storage

Large built in pantry style storage cupboard which has head height and narrows off to under the stairs. Power and light.

### Kitchen

Fitted with wall and base units with drawers and work surface over incorporating stainless steel sinks and tiled splash backs. Gas cooker with oven. Integrated undercounter fridge. Space and plumbing for washing machine. Upvc window to rear.

### Shower Room

Fitted with a wash hand basin with vanity unit below, WC and corner shower cubical with sliding doors and wall mounted shower. Upvc window to rear. Heated towel rail. Fully tiled walls.

### Rear Porch

Upvc side door. Further storage area with 'Worcester' Gas combi boiler which is approximately 3 years old.

### First Floor Landing

Upvc window to side. Loft access.

### Bedroom One

Two Upvc windows to front. Radiator. Decorative original cast iron fire place. Large built in storage cupboard which is approximately 4' x 4'2.



Buxton - 0129827524



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# Accommodation

- Bedroom Two**  
Upvc window to rear. Radiator. Decorative original cast iron fireplace.
- Bedroom Three**  
Upvc window to rear. Radiator.

**Outside**  
To the front, side and rear there is gated off road parking for several vehicles. Further lawned garden to the front with borders with an array of flowers and shrubs. Rear garden is a great size laid mainly with lawn and concrete hard standing. Fabulous uninterrupted views of Buxton Rugby Club and surrounding hills.

**Garage**  
Double opening doors to front. Power and lighting.

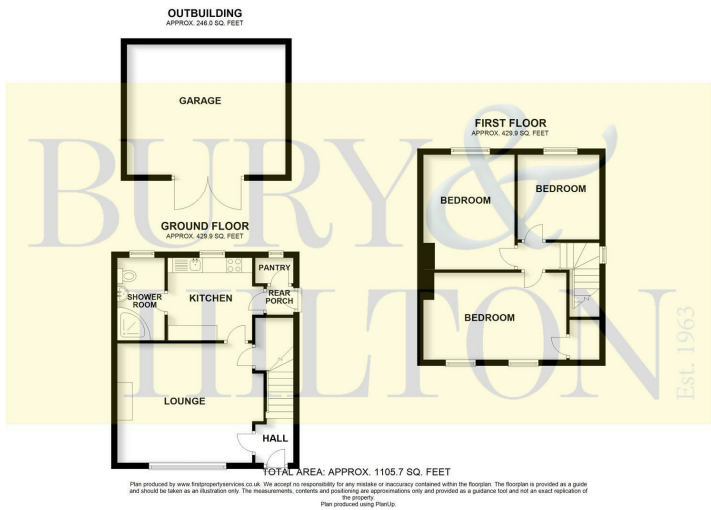
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**Agents Notes**  
Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer 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.

**Fixtures and Fittings**  
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

**Broadband Connectivity**  
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

**Mobile Network Coverage**  
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.



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

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