



3 College Drive  
Buxton



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

# 3 College Drive

## Buxton

### Derbyshire, SK17 9FZ



Bury and Hilton are delighted to offer for sale this immaculately presented four bedroomed detached property located in a quiet residential area, tucked away off the main estate.

Constructed in 2022 and still retaining its NHBC warranty.

Spacious internal accommodation briefly comprises: Entrance hallway, living room, kitchen diner, WC and garage to the ground floor with four bedrooms (one Ensuite) and family bathroom to the first

**Offers In The Region Of  
£365,000**

Buxton - 0129827524

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#### Entrance Hallway

With front entrance door, LVT flooring. Radiator. Stairs off leading to first floor.

#### Downstairs Wc

Wc and wash hand basin. Radiator. Electricity fuse board. LVT flooring.

#### Lounge

13'5 x 9'11

Upvc window to front. Radiator.

#### Dining Kitchen

24'4 x 8'2

Fitted with a modern and matching range of wall and base units with drawers and work surface over incorporating one and a half bowl stainless steel sink with mixer tap over and drainer. Wall cupboard housing the 'Ideal Logic' gas combi boiler. Space and plumbing for washing machine and dishwasher, space for fridge freezer. Four ring gas hob with double electric oven below with extractor hood over. Dining area with space for dining table. Upvc window to rear and patio doors leading onto the rear garden. Radiator. LVT flooring.

#### Integral Garage

20'2 x 9'11

With up and over door to the front and internal door leading into the hallway. With power and lighting.

#### First Floor Landing

With Upvc window to side. Loft access. Large storage cupboard with built in shelving.

#### Bedroom One

16'4 x 10'11

With Upvc window to front. Radiator.

#### En Suite

Fitted with a fully tiled shower cubical with sliding door and wall mounted shower, wash hand basin and Wc. Upvc window to front. Towel radiator.

#### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		83
(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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