3 College Drive

Buxton

BURY & HILTON
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

3 College Drive
Buxton
Derbyshire, SK17 9FZ

4 | 2 | 1 | B | acre(s)

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
£349,950

Leek - 01538 383344

leek@buryandhilton.co.uk

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.

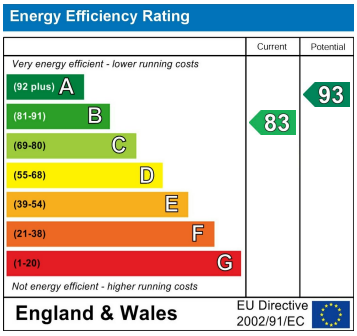
Dining Kitchen
24'4 x 8'2
Fitted with a modern and matching range of wall and base units with drawers and work surface over incorporating one and a half bowl stainless steel sink with mixer tap over and drainer. Wall cupboard housing the 'Ideal Logic' gas combi boiler. Space and plumbing for washing 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. LTV 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.

BURY & HILTON EST 1861 Part of the Bagshaws Partnership

BAGSHAWS EST 1891 Land • Property • Livestock

6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344
E: leek@buryandhilton.co.uk
www.buryandhilton.co.uk
Part of the Bagshaws Partnership

Offices in:

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

arla | propertymark · The Property Ombudsman · RICS · OnTheMarket.com · rightmove · Zoopla