



31 Hadfield Drive
Chinley



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

31 Hadfield Drive

Chinley
High Peak, SK23 6EZ



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Offers In The Region Of
£485,000

Entrance Hallway

With front entrance door. Stairs off leading to the first floor. Radiator. Burglar alarm controls. Hive heating control. Carpet flooring.

Downstairs Wc

uPVC window to front. Radiator. Wash hand basin and WC. Lino flooring.

Lounge

With uPVC box bay window to front and uPVC window to side. Two radiators. Carpet flooring.

Kitchen Diner

Beautiful light and spacious open plan kitchen dining space. Fitted with a modern and matching range of wall and base units with quartz worksurface over incorporating undermount one and a half bowl stainless steel sink with mixer tap over. Integrated appliances including fridge freezer, washing machine and dishwasher. Integrated double oven with five ring gas hob and double extractor hood over and matching Quartz splash backs. Wall cupboard housing the 'Ideal' gas combination boiler. Upvc window to rear. Dining space with uPVC patio door to the rear leading onto the rear garden and uPVC box bay window to side. Radiator. Further base units with contrasting quartz work surface over with integrated wine fridge. Space for dining table. Lino tile effect flooring.

Large under stairs storage cupboard.

First Floor Landing

uPVC window to side. Radiator. Loft access. Carpet flooring. Doors off leading to:

Bedroom One

uPVC window to front. Radiator. Bespoke fitted wardrobes with hanging space and drawers. Carpet flooring.

En Suite

Fitted with a suite comprising: Wash hand basin, Wc and walk in shower with tiled walls. Heated towel rail. Extractor fan. uPVC window to side. Lino flooring.

Bedroom Two

uPVC window to rear. Radiator. Carpet flooring.

Bedroom Three

uPVC window to rear. Radiator. Carpet flooring.

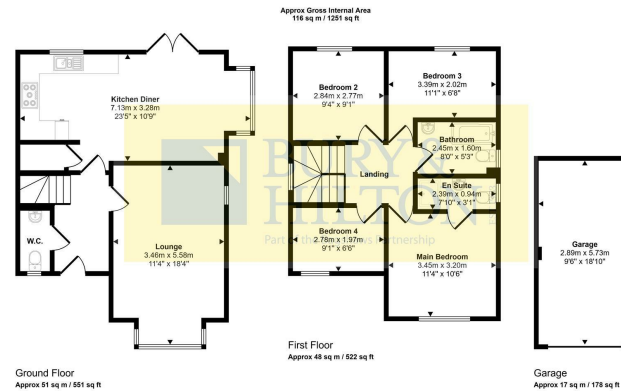


Buxton - 0129827524



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Energy Efficiency Rating	
Current	Potential
84	94
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	

Accommodation

Bedroom Four

uPVC window to front. Radiator. Carpet flooring.

Family Bathroom

Fitted with a modern suite comprising: Paneled bath with wall mounted shower over and shower screen, wash hand basin and Wc. Heated towel rail. Partially tiled walls. Extractor fan. Lino flooring. uPVC window to front.

Outside

To the front of the property is off road parking for two vehicles with further lawned area which subject to relevant permissions could be turned into further parking. Paved pathway leading to the front door with shrubbed boarders and small lawned area. The garage is accessed to the end of the cul-de-sac with another parking space in front. Accessed via a gate or from the patio doors in the kitchen diner, the enclosed rear garden is a fantastic size, with graveled area, lawn and Indian flagstone paved patio area. Raised flower bed boarders. Outside tap and outside electricity point. Timber fencing to all rear boundaries.

The property benefits from further land to the left hand side and the rear, this is the banking down to the property side of the stream. Perfect for those wanting a wildlife area or vegetable garden etc. Please note, we believe this space cannot be fenced off or built on.

Detached Garage

With up and over door to front. Power and lighting. Partially boarded over head storage area.

FREEHOLD

EPC- B

HPBC- D

Please note, there is an annual fee payable for the upkeep of the site.

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.

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