



# 12 Springdale

Buxton, SK17 6DW

£352,550

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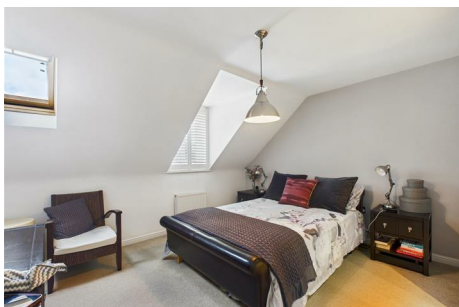




# 12 Springdale

Buxton, SK17 6DW

Tenure Freehold Council Tax Band C



A superbly presented and immaculately appointed three bedroom, two bathroom detached family home in this highly popular residential development. Maintained and improved by our clients over a number of years to an excellent standard. The property benefits from gas fired central heating and uPVC sealed unit double glazing throughout. With off road parking, single garage and electric car charging point. The rear garden is of excellent proportions, landscaped and manicured to a high standard.

## DIRECTIONS

From our Buxton office bear right and then left at the Spring Gardens roundabout. Go straight forward and proceed into St. Johns Road and follow this for a short-while. Turn right into Otterhole Close and immediately right into Springdale. No. 12 will be seen on the right hand side.

## GROUND FLOOR

### Entrance Hall

20'2" x 6'6" (6.15m x 1.98m)

With engineered oak flooring throughout, double radiator, stairs to first floor and understairs storage cupboard.

### Cloakroom

5'8" x 3'2" (1.73m x 0.97m)

With a low level suite W.C., pedestal wash hand basin and extractor fan. Single radiator. Oak engineering flooring.

### Utility Room

6'8" x 5'3" (2.03m x 1.60m)

With engineered oak flooring and fitted with a range of base level units and working surfaces,

incorporating a circular stainless steel bowl sink with splashbacks. Single radiator. With space and plumbing for a washing machine, space for tumble dryer, with sealed unit double glazed door and uPVC sealed unit double glazed window leading out to the rear patio and garden beyond.

## Bedroom Three

9'3" x 9'1" (2.74m0.91m x 2.74m0.30m)

With oak engineered flooring, single radiator, T.V., aerial point and uPVC sealed unit double glazed window looking to the rear garden.

## FIRST FLOOR

### Landing

14'0" x 6'5" (4.27m x 1.96m)

With uPVC sealed unit double glazed window to front, stairs to second floor. With recess/space for a desk and single radiator.

### Dining/Kitchen

14'10" x 9'6" (4.52m x 2.90m)

Fitted with an excellent quality range of base and eye level units and working surfaces and granite working surfaces, incorporating a one and a half bowl stainless steel sink unit with granite splashbacks. With stainless steel five ring gas hob with top oven/grill and main oven below. Extractor over. Space for American-style fridge/freezer and integrated AEG dishwasher. With tiled flooring, double radiator and uPVC sealed unit double glazed window to front. With double doors leading through into the lounge.

### Lounge

16'4" x 10'10" (4.98m x 3.30m)

With two uPVC sealed unit double glazed windows looking to the rear garden, T.V., aerial point and double radiator.

## SECOND FLOOR

### Landing

6'7" x 3'4" (2.01m x 1.02m)

Storage cupboard with Worcester central heating boiler and hot water tank. Single radiator. Access to partially boarded loft.

### Bedroom One

12'7" x 10'9" (3.84m x 3.28m)

Built-in double wardrobe, double radiator, T.V., aerial point. Velux sealed unit double glazed loft window and uPVC sealed unit double glazed window to outside.

### En-Suite Shower Room

5'2" x 5' (1.58m x 1.52m)

Fully tiled throughout and fitted with a fully glazed and tiled shower cubicle and shower, pedestal wash basin and low-level suite W.C. With single radiator and extractor fan.

### Bedroom Two

9'8" x 9'8" (2.95m x 2.95m)

With single radiator and uPVC sealed unit double glazed window to outside. Built-in double wardrobe, T.V., and aerial point.

### Bathroom

6'7" x 6'3" (2.01m x 1.91m)

Fitted with an excellent quality suite, comprising of panelled bath with shower over and shower screen, low-level suite W.C., and pedestal wash basin. With Velux sealed unit double glazed loft window, single radiator, extractor fan and half tiled throughout.

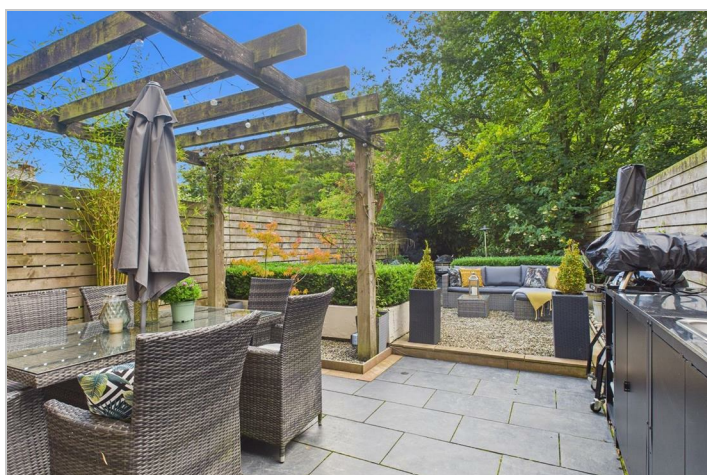
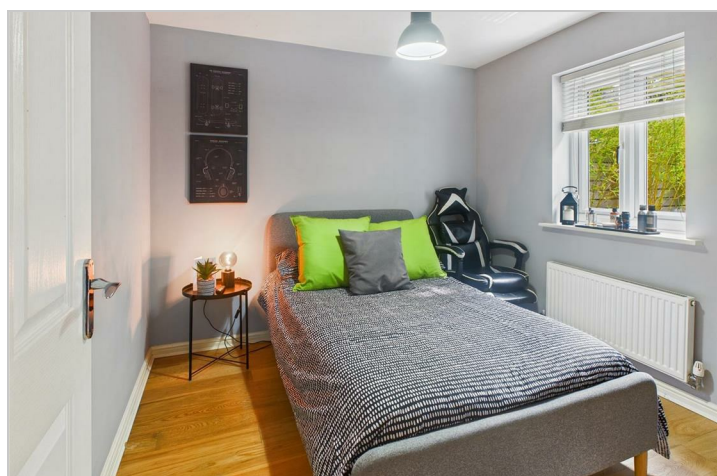
### Garage

16'0" x 9'1" (4.88m x 2.77m)

With up-and-over door, light and power.

## OUTSIDE

To the front of the property there is a driveway suitable for the off-road parking of vehicles and lawned garden. Side access to rear garden. To the rear of the property the gardens have been landscaped and well maintained by our clients over a period of time, with flagged patio areas, gravelled seating areas, barbcue area and raised well-stocked beds with many mature shrubs and bushes etc.





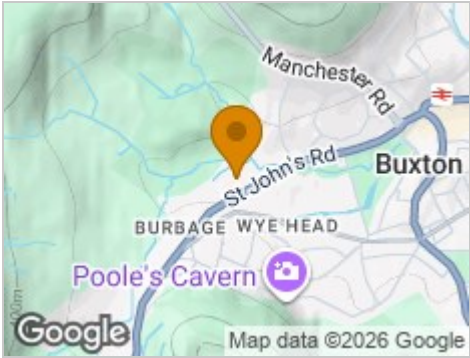
Road Map



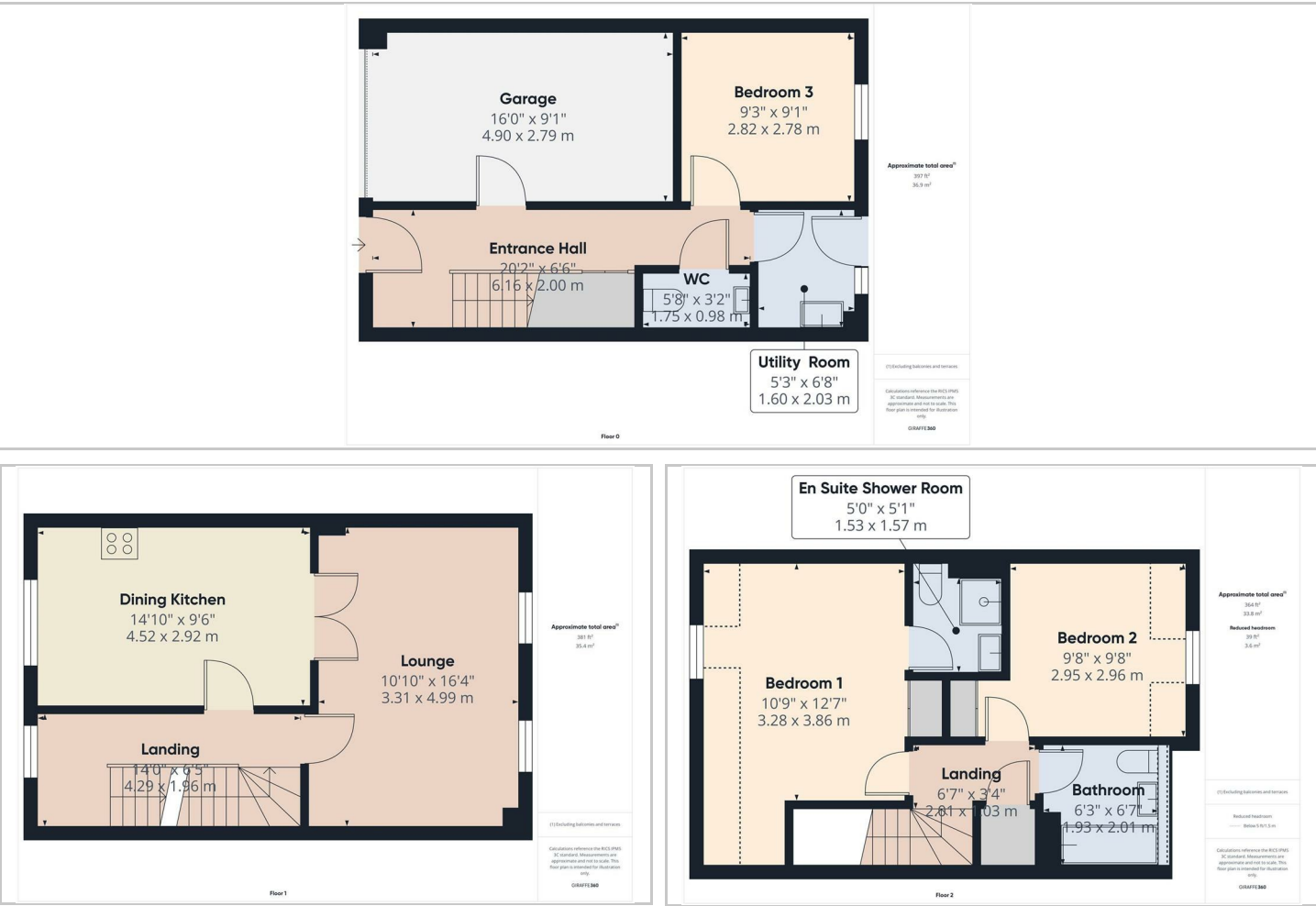
Hybrid Map



Terrain Map



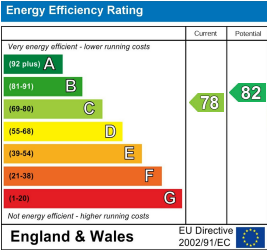
Floor Plans



Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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