



3 College Drive
Buxton



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

3 College Drive
Buxton
Derbyshire, SK17 9FZ



Offers In The Region Of
£349,950

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

Upvc window to front. Radiator.

Dining Kitchen

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

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

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.



Buxton - 0129827524



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Accommodation

Bedroom Three

With Upvc window to front. Radiator.

Bedroom Two

With Upvc window to rear. Radiator.

Bedroom Four

With Upvc window to rear. Radiator.

Family Bathroom

With a modern and matching suite comprising: Paneled bath with wall mounted 'Mira'; shower over, wash hand basin and Wc. Towel Radiator. Upvc window to rear. Half tiled walls.

Outside

To the front of the property is a driveway providing off road parking with further lawned area with gated access leading to the rear of the property. To the rear of the property is an enclosed garden, laid with two paved patios providing seating areas and lawned garden. Bedding boarders and fencing clearly marking the boundaries.

HPBC - E

Freehold

EPC - B

Please note- there is a small annual charge payable towards the upkeep of the sites communal grounds. £16.95 paid in 2025.

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

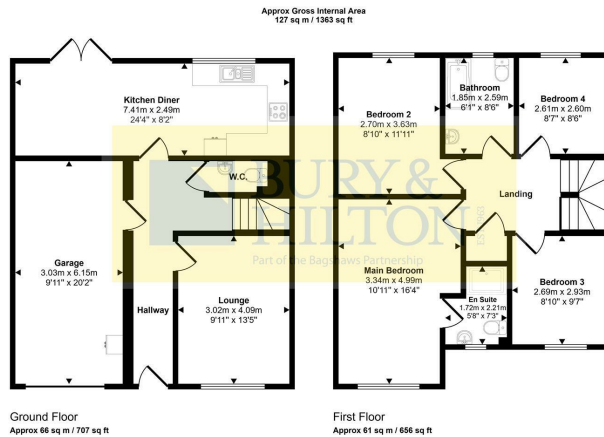
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

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			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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