



31 Hadfield Drive
Chinley



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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31 Hadfield Drive Chinley High Peak, SK23 6EZ



Bury and Hilton are delighted to offer for sale this immaculately presented, FOUR BEDROOMED, DETACHED HOME located on the sought after Forge Manor development in Chinley, close to the village's amenities and on the doorstep to the Peak District national park and the surrounding countryside.

Occupying a generous corner plot situated at the end of a quiet cul de sac, this property benefits

Offers In The Region Of £475,000



Leek - 01538 383344



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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 work surface 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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		

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.



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