



17 Dorset Close  
Buxton



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



**17 Dorset Close**  
Buxton  
Derbyshire, SK17 9PJ



**Offers In The Region Of**  
**£269,000**

**Lounge**

Front Upvc door. Storage cupboard housing the electricity fuse box. Upvc window to front. Electric fire with feature surround. Two radiators. Understairs storage cupboard. Stairs off to first floor.

**Kitchen**

Fitted with a modern and matching range of wall and base units with drawers and worksurface over incorporating one and a half bowl stainless steel sink with matching splashbacks. Quality fittings including Neff Electric hob, oven and grill with extractor hood over. Integrated dishwasher and fridge. Wall cupboard housing the 'Alpha' gas combi boiler. Upvc window to rear.

**Utility Area**

Upvc window to side and Upvc rear door. Space and plumbing for washing machine and dryer. Space for fridge freezer. Radiator.

**Shower Room**

Fitted with WC, wash hand basin and shower. Partially tiled walls. Upvc window to rear. Radiator.

**Conservatory**

Upvc windows to three walls. Upvc side door. Radiator.

**First Floor Landing**

Loft access- boarded and loft ladder.

**Bedroom**

Upvc window to rear. Radiator. Built in furniture including cupboards, dressing table, wardrobes and drawers. Over stairs storage cupboard.



Buxton - 0129827524



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# Accommodation

**Bedroom**  
Upvc window to front. Radiator. Built in wardrobes to one wall with sliding mirrored doors.

**Shower Room**  
Fitted with a WC, wash hand basin with vanity unit below and corner shower cubical with wall mounted shower. Upvc window to side. Radiator.

**Outside**  
To the front of the property is a lawned garden with boarders with an array of bushes, shrubs and pond with water feature. Further lawned garden to the side with graveled area. To the rear of the property is a beautifully landscaped garden laid mainly with lawn and flower bed boarders. Further graveled area with block paved seating area and shed. Driveway parking and detached garage. Security lighting, outside power plug and outside tap.  
\*PLEASE NOTE, THE PROPERTY INCLUDING THE DRIVEWAY AND GARAGE ARE ACCESSED VIA CUMBERLAND CLOSE\*

**Detached Garage**  
Up and over door to front. Upvc door to side. Power and lighting.

EPC-D  
HPBC-B  
FREEHOLD

**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.

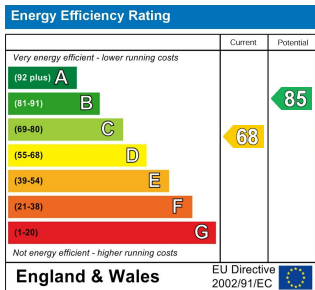
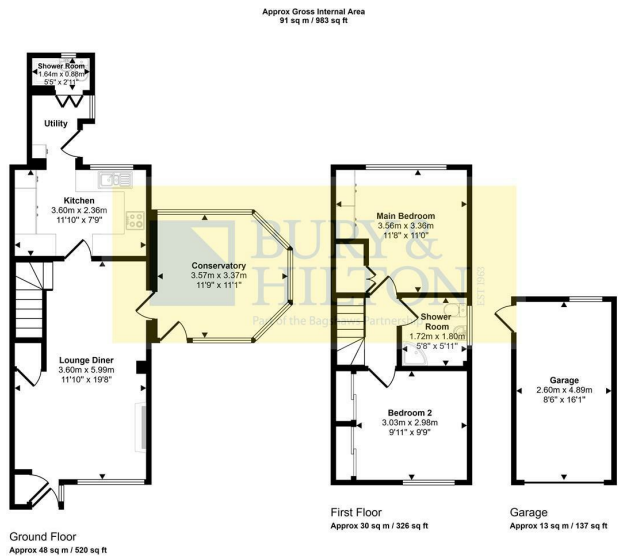
**Broadband Connectivity**  
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

**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.

**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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