



Tarn Central Drive
Buxton



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

Tarn Central Drive

Buxton

Derbyshire, SK17 9RU



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Offers In The Region Of
£499,950

Entrance Hallway

With front entrance door. Electric radiator. Built in storage cupboard. Doors leading to:

Lounge

With feature gas fire with stone surround with alcove shelving. Windows to front and rear. Two electric radiators.

Open Plan Dining Kitchen

Open plan dining kitchen at the centre of the property with window to side.. Dining area with space for dining table. Electric radiator.

Kitchen Area- Fitted with a matching range of wall and base units with drawers and work surface over incorporating one and half bowl sink with drainer and tiled splashbacks. Integrated dishwasher and fridge freezer. Four ring electric hob with extractor hood over. Integrated double oven and grill.

Conservatory

Brick base with windows to two elevations. Patio doors leading to the rear garden with access also into the lounge and kitchen/diner.

Bedroom

Window to front. Electric radiator. Built in wardrobes. Access to:

Bathroom

Jack and Jill style bathroom, with access from the bedroom and hallway. Fully tiled walls and window to front. Electric radiator. Fitted suite comprising: Panelled bath, WC and wash hand basin.

Bedroom

Window to side. Electric radiator. Built in wardrobes.

Inner Hallway

With loft access. (with pull down ladder leading to partially boarded loft. please note, this is not full standing height.)

Doors leading to:

Bedroom

Window to side. Electric radiator. Built in wardrobe.

Bedroom

Window to side. Electric radiator. Built in wardrobes.

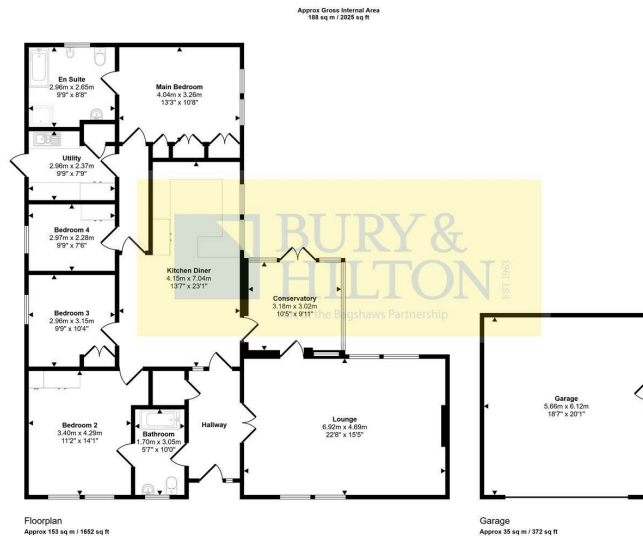


Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk





Accommodation

Ensuite

Window to rear. Two electric radiators. Fully tiled walls. With suite comprising: Panelled bath, vanity wash hand basin, bidet, WC and corner shower with sliding doors and wall mounted shower over.

Utility

Fitted full lengths and base cupboards with work surface over incorporating stainless steel sink and tiled splash backs. Space and plumbing for washing machine and dryer. Cupboard housing the hot water tank.

Detached Double Garage

With electric up and over door to the front. Upvc door and window to side. Overhead storage. Power and light.

Outside

With gated access leading to the driveway and garage, providing ample off road parking. Larger than average landscaped wrap around gardens surrounding the property which is laid mainly with lawn, with patio areas and hard standing housing garden shed. With several well stocked borders and rockeries with an array of mature trees, shrubs, plants and flowers. The boundaries of the property are clearly marked with dry stone walling.

FREEHOLD-

EPC- E

HPBC- BAND C

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: buxtonhomes@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
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