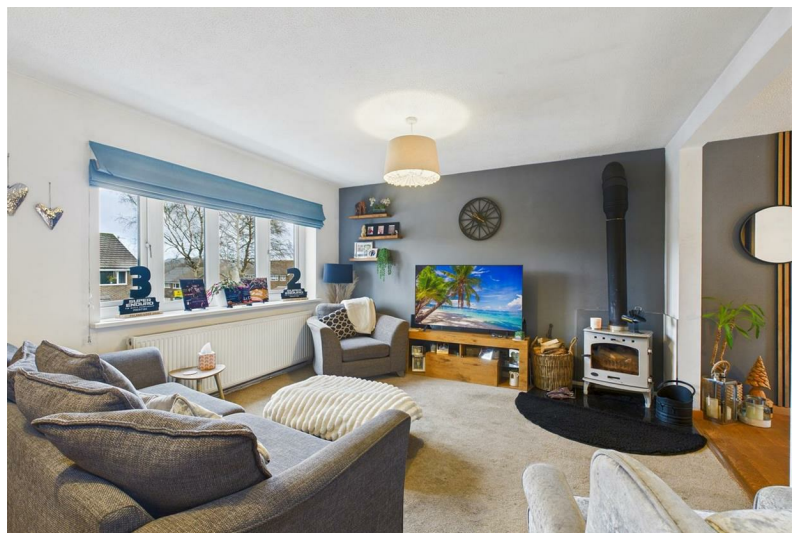




44 Clifton Drive

Buxton, SK17 9LY

£335,000



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Tenure Freehold Council Tax Band D



A superbly presented and extremely generous three bedroom detached family home in this highly popular location. Benefitting from combi gas fired central heating and uPVC sealed unit double glazing throughout the property benefits from an integral garage with blocked paved driveway suitable for the off road parking of a number of vehicles. There is also a detached office/workshop with light and power and garden to rear. This immaculately presented home should be viewed to be fully appreciated.

DIRECTIONS

From our Buxton office bear left up Terrace Road across the market place to the London Road traffic lights. Proceed straight ahead at the traffic lights onto the continuation of London Road. Continue along London Road towards Ashbourne A515 and turn right at the dip, sign posted Harpur Hill. Proceed up Harpur Hill Road to the roundabout and turn first left onto Berwick Road. Follow the road as it bears around to the right and proceed along Berwick Road, where after a short while Clifton Drive will be seen on the left. Proceed onto Clifton Drive where number 44 will be seen on the right hand side.

GROUND FLOOR

Entrance Porch

6'6" x 2'10" (1.98m x 0.86m)

With tiled flooring, three frosted uPVC sealed unit double glazed windows, uPVC door to side and door to lounge.

Lounge

17'7" x 12'5" (5.36m x 3.78m)

With a feature cast iron log burning stove, TV aerial

point, double radiator and uPVC sealed unit double glazed window to front. Stairs to first floor and open plan through into the dining room.

Dining Room

10'6" x 8'6" (3.20m x 2.59m)

With wood effect laminate flooring, double radiator and uPVC sealed unit double glazed French doors leading out to the rear garden.

Kitchen

10'5" x 8'7" (3.18m x 2.62m)

Fitted with an excellent quality range of base and eye level units and working surfaces incorporating a four ring stainless steel gas hob with stainless steel extractor over and oven below. Space for a fridge freezer, integrated dishwasher, stainless steel sink unit with tiled splash back, uPVC sealed unit double glazed window to rear, ceiling downlighters and door to utility.

Utility Room

8'11" x 6'11" (2.72m x 2.11m)

Fitted with some base and eye level units and working surfaces incorporating a stainless steel single drainer sink unit with splash back. Space and plumbing for a washing machine, space for a tumble dryer and wall mounted Worcester combination central heating and hot water boiler. Heated towel rail, door to outside and door to cloakroom.

Cloakroom

5'3" x 2'5" (1.60m x 0.74m)

With low-level w.c., built-in storage cupboard, half tiled walls and frosted uPVC sealed unit double glazed window. Door to garage.

FIRST FLOOR

Landing

8'8" x 6'2" (2.64m x 1.88m)

With single radiator, loft access and uPVC sealed unit double glazed window to side.

Bedroom One

11'2" x 9'10" (3.40m x 3.00m)

With TV aerial point, double radiator and uPVC sealed unit double glazed window.

Bedroom Two

11'10" x 9'9" (3.61m x 2.97m)

With TV aerial point, double radiator and uPVC sealed unit double glazed window to front with views to the surrounding hills.

Bedroom Three

8'8" x 7'8" (2.64m x 2.34m)

With TV aerial point, single radiator, built-in storage cupboard with shelving and uPVC sealed unit double glazed window to front with views to the surrounding hills.

Bathroom

7'3" x 5'4" (2.21m x 1.63m)

Fitted with an excellent quality suite comprising panelled bath with shower over and shower screen, vanity washbasin and low-level w.c. Stainless steel heated towel rail, frosted uPVC sealed unit double glazed window to rear and half tiled walls.

GARAGE

15'5" x 7'8" (4.70m x 2.34m)

With light and power and remote up an over door.

OUTSIDE

To the front of the property there is a block paved driveway suitable for the off road parking of a number of vehicles.

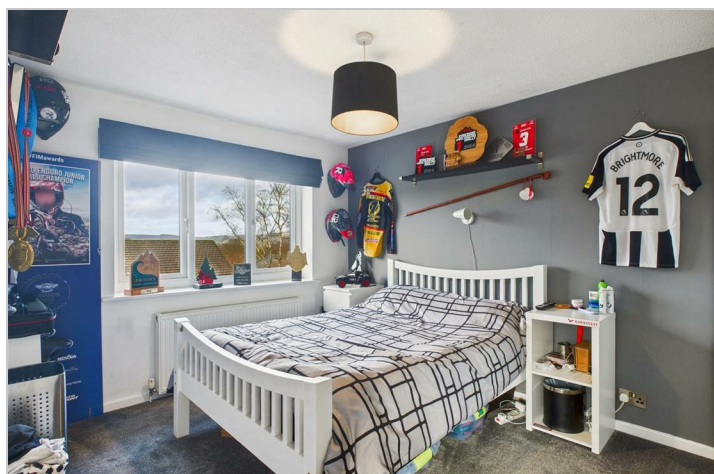
GARDEN

The rear garden is mainly flagged with mature borders, bushes, trees etc. Two outside log stores.

OFFICE/WORKSHOP

12'10" x 11'8" (3.91m x 3.56m)

With light and power and uPVC frosted French doors.



Road Map



Hybrid Map



Terrain Map



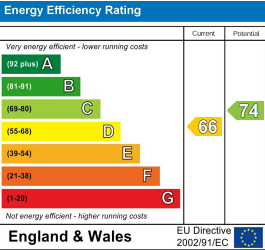
Floor Plans



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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