



## 6 Kiln Close

Dove Holes, SK17 8FQ

£280,000



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Tenure Freehold Council Tax Band B



A tastefully presented modern detached property situated on a cul de sac on this popular development. Offering well planned living accommodation with three bedrooms and benefitting from gas central heating, uPVC double glazing and fitted shutters to the majority of windows. With parking to the front and an enclosed garden to the rear. Viewing is recommended.

## DIRECTIONS:

From our Buxton office turn right and bear right at the roundabout. Proceed along Station Road and travel straight across the roundabout turning left at the following two roundabouts into Fairfield Road. Head out of Buxton on the A6 north towards Stockport. After several miles on entering the village of Dove Holes along Buxton Road, proceed through the traffic lights into Hallsteads. Turn right into The Meadows and take the third left turning into Walker Brow. Take the second right turning into Kiln Close and the property can be seen on the right where our For Sale board has been erected.

## GROUND FLOOR

### Entrance Hall

Wood effect flooring, single radiator and staircase to first floor. uPVC double glazed window to front and uPVC double glazed frosted leaded entrance door.

### Wc

With tiled floor and fitted with a white suite comprising low level wc and wash basin with cupboard under and with tiled splashback. Extractor and single radiator.

### Dining Kitchen

18'2" x 7'4" (5.54m x 2.24m)

Fitted with a range of base and wall mounted cupboards with gloss finish doors and with quartz work surfaces incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap. Neff oven, Neff four ring gas hob and Neff extractor. Integrated washing machine, integrated dishwasher and integrated fridge/freezer. Tiled floor, single radiator, uPVC double glazed window to front with shutters and uPVC double glazed window to side.

### Lounge

14'3" x 11'8" (4.34m x 3.56m)

Wood effect flooring, double radiator and uPVC double glazed window to rear with shutters. uPVC double glazed double doors leading out to the rear garden.

## FIRST FLOOR

### Landing

Built in cupboard, single radiator and loft access.

### Bedroom One

10'10" x 10'3" (3.30m x 3.12m)

Built in wardrobe and drawers, single radiator and two uPVC double glazed windows to front with shutters.

### Bedroom Two

11'4" x 7'8" (3.45m x 2.34m)

Single radiator and uPVC double glazed window to rear with shutters.



### Bedroom Three

7'11" x 5'11" (2.41m x 1.80m)

Single radiator, wood effect flooring and uPVC double glazed window to rear with shutters.

### Bathroom

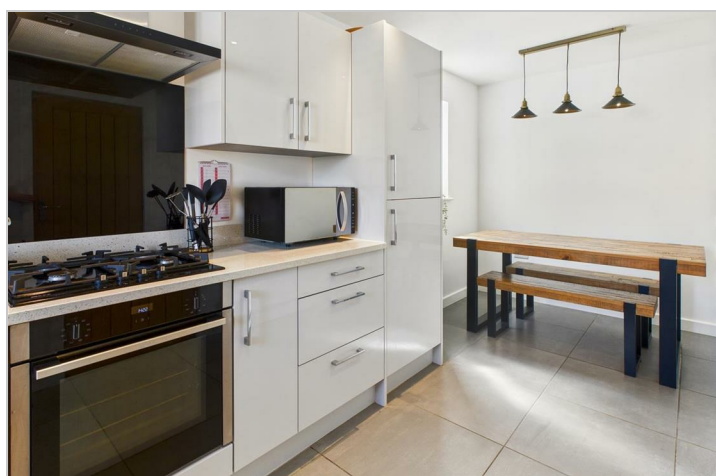
7' x 6'10" (2.13m x 2.08m)

With part tiled walls and fitted with a suite comprising panel bath with shower over and shower screen, low level wc and vanity wash basin with vanity area and cupboards. Extractor, heated towel rail, tile effect flooring and uPVC double glazed frosted window to side with tiled sill.

## OUTSIDE

### Parking and Garden

At the front of the property is a driveway for off road parking. There is a path to the side providing access to the enclosed rear garden which has a paved patio and lawn and a rockery area with plants and shrubs. There is also a garden shed. There are views from the rear to the surrounding hills and countryside.



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.

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Energy Efficiency Graph

