



# 5 Ditch Cottages The Ditch

Chelmorton, Buxton, SK17 9SQ

£295,000



# The Ditch

Chelmorton, Buxton, SK17 9SQ

Tenure Freehold Council Tax Band



We are delighted to be able to offer for sale this stunning, superbly located three bedroom country cottage presented to the very highest of standards throughout. Situated on the outskirts of the village of Chelmorton with breathtaking views and backing onto open countryside. Internally the property has been maintained to a high standard with excellent quality fittings throughout and benefits from uPVC sealed unit double glazing and oil fired central heating throughout. An internal viewing is highly recommended.

## DIRECTIONS

From our Buxton office turn left and proceed up Terrace Road, across the Market Place to the London Road traffic lights. Proceed ahead through the traffic lights and continue along this road, heading out of Buxton on the A515 towards Ashbourne. After a few miles, upon reaching Brierlow Bar, turn left at the signpost for Chelmorton and continue along this road, taking a right turn, also signposted for Chelmorton. After a short while number 5 The Ditch will be seen on the right hand side.

## GROUND FLOOR

### Lounge

12'11" x 12'7" (3.94m x 3.84m)

With a feature cast iron open grate with decorative wooden fireplace surround and mantelpiece over. With uPVC sealed unit double glazed window to front with views to open countryside. Exposed ceiling beams, T.V. aerial point and glazed door through to the kitchen.

### Kitchen

12'7" x 10'9" (3.84m x 3.28m)

Fitted with an excellent quality range of base and eye level units and wooden working surfaces incorporating a Belfast sink unit with tiled splash back. Integrated AEG oven with four ring induction hob and stainless steel extractor over. Integrated dishwasher, integrated larder fridge and integrated larder freezer. uPVC sealed unit double glazed window to the rear garden and frosted door leading through to the rear porch/utility. Stone flagged flooring throughout.

### Rear Porch/Utility

6'2" x 4'0" (1.88m x 1.22m)

With stone flagged floor throughout, space and plumbing for a washing machine and space for a tumble dryer.

## FIRST FLOOR

### Landing

5'3" x 5'0" (1.60m x 1.52m)

### Bedroom One

12'8" x 10'3" (3.86m x 3.12m)

With wood effect laminate flooring, single radiator, wall mounted shelving and uPVC sealed unit double glazed window to front with views to the surrounding countryside.

### Bathroom

6'11" x 5'1" (2.11m x 1.55m)

Fitted with an excellent quality suite comprising a panelled bath with rainfall shower and shower screen, vanity washbasin and low-level w.c. Extractor fan, heated towel rail and part tiled walls.

### Inner Landing

8'0" x 5'4" (2.44m x 1.63m)

With stairs to second floor.

### Bedroom Three/Office

8'3" x 7'0" (2.51m x 2.13m)

With wood effect laminate flooring, single radiator and uPVC sealed unit double glazed window overlooking the rear garden and open countryside beyond.

## SECOND FLOOR

### Bedroom Two

13'2" x 10'5" (4.01m x 3.18m)

With double radiator and uPVC sealed unit double glazed window overlooking the rear garden and open countryside beyond.

## OUTSIDE

To the front of the property there is an enclosed walled garden, pathway and mature flower beds and borders etc. To the rear of the property there is a flagged patio area with steps leading up to the garden, which is mainly laid to lawn with mature borders and a storage shed.

Please note there is an off road parking space available with the property.



## Road Map



## Hybrid Map



## Terrain Map



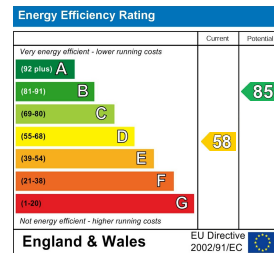
## Floor Plans



## 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



### Important Notice

Mellors Estate Agents, their solicitors and joint agents give notice that:

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Mellors Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ

Tel: 01298 24383 Email: info@mellors.org.uk www.mellors.org.uk