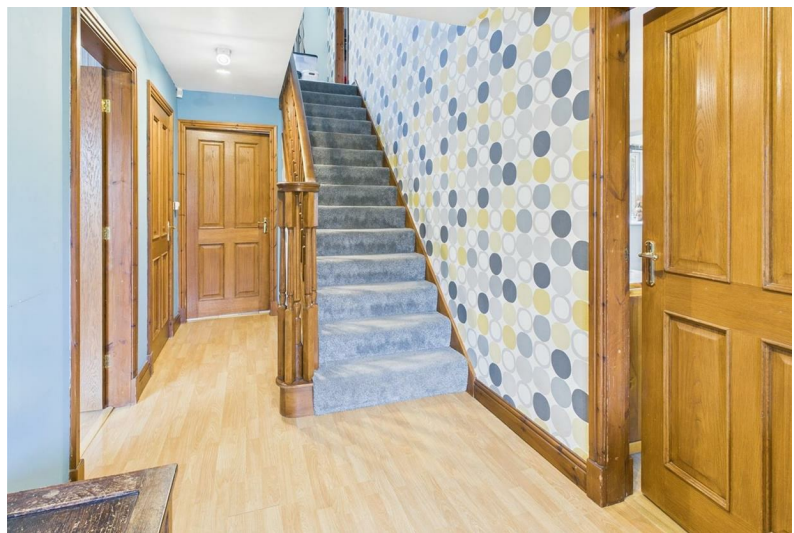
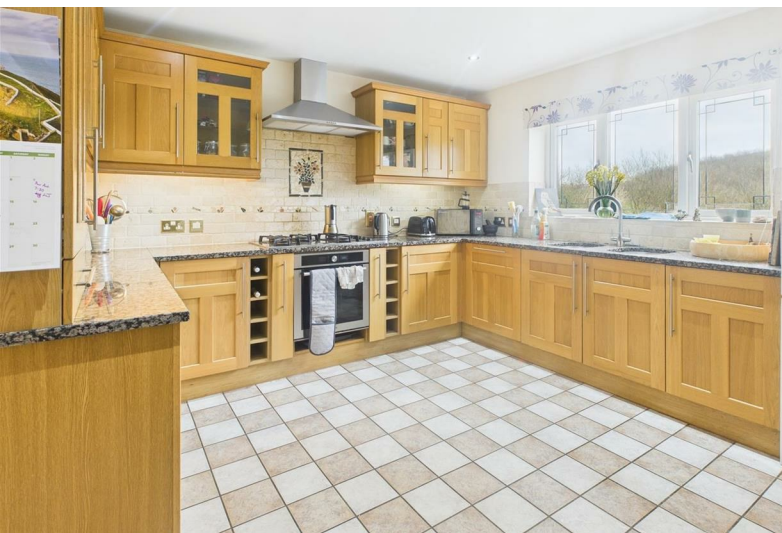




## 9 The Meadows

Dove Holes, SK17 8DU

£499,950





# 9 The Meadows

Dove Holes, SK17 8DU

Tenure Freehold Council Tax Band F



A substantial modern detached house situated on a cul de sac in this popular village. Spacious and well presented accommodation which will appeal to a variety of purchasers and is ideal for a family. With four bedrooms including en suite dressing room and bathroom to master bedroom, two reception rooms, dining kitchen and conservatory. Benefitting from uPVC double glazing throughout and with gas under floor heating to the ground and first floors. Also benefitting from a positive input ventilation system which was installed by the current owners. Standing in a plot with a double garage, driveway parking for several vehicles and gardens to the front and rear. Backing onto open countryside with far reaching views. Viewing is highly recommended.

## DIRECTIONS:

Storm Porch

## GROUND FLOOR

### Entrance Hall

Staircase to first floor with spindled handrail, two uPVC double glazed frosted leaded windows to front and uPVC double glazed leaded frosted and stained glass entrance door. Wood effect flooring with under floor heating. Storage cupboard with shelving.

### Lounge

25'4" x 11'7" (7.72m x 3.53m)

Featuring an inglenook with two uPVC double glazed leaded windows and a decorative fireplace and hearth incorporating a living flame coal effect gas fire. Television aerial point, wood effect flooring with under floor heating, uPVC double glazed leaded window to front and uPVC double glazed double doors to conservatory.

### Conservatory

17'10" x 9'11" (5.44m x 3.02m)

UPVC double glazed windows to side and rear with views to the garden and the countryside beyond. uPVC double glazed leaded double doors to rear garden. Tiled flooring and double radiator.

### Dining Room

11'5" x 11'5" (3.48m x 3.48m)

Wood effect flooring with under floor heating and uPVC double glazed leaded window to front.

### Dining Kitchen

kitchen 11'8" x 11'1" & dining area 10'10" x 8'5" (kitchen 3.56m x 3.38m & dining area 3.30m x 2.57m)

Fitted with a range of base and wall mounted cupboards, glass fronted cupboards, pan drawers and wine racks with granite work surfaces incorporating two stainless steel sinks with mixer tap. Under cupboard lighting, Hotpoint electric oven, five ring gas hob, extractor and integrated dishwasher. Tiled flooring with under floor heating. Under stairs storage cupboard. uPVC double glazed leaded window to front and two uPVC double glazed leaded windows to conservatory.

### Utility Room

7'1" x 5'9" (2.16m x 1.75m)

Fitted with base and wall mounted cupboards and work surfaces incorporating a stainless steel single drainer sink unit with tiled splashbacks. Tiled flooring with under floor heating. Plumbing for washing machine and space for tumble dryer. uPVC frosted glazed door to side.

### Wc

With tiled flooring with under floor heating and with part tiled walls. Fitted with a wall mounted wash basin and low level wc. uPVC frosted leaded window to side with tiled sill.

## FIRST FLOOR

### Landing

uPVC double glazed leaded window to rear with countryside views. Airing cupboard with tank and shelving. Access to loft with a drop down ladder. The loft is part boarded and has lighting and the positive input ventilation system which is vented to the landing.

### Bedroom One

11'8" x 11'1" (3.56m x 3.38m)

Wood effect flooring with under floor heating, archway to dressing room and uPVC double glazed leaded window to rear with countryside views.

### Dressing Room

7' x 5'7" (2.13m x 1.70m)

Walk in wardrobe with mirrored sliding doors, fitted wardrobe and matching drawers, uPVC double glazed frosted leaded window to side and wood effect flooring with under floor heating.

### En Suite Bathroom

8'2" x 5'5" (2.49m x 1.65m)

With part tiled walls and fitted with a white suite comprising panel bath with mixer tap and shower attachment, vanity wash basin with cupboard under and low level wc. Heated towel rail, uPVC double glazed frosted leaded window to side with tiled sill. Tiled flooring with under floor heating.

### Bedroom Two

13'3" x 11'5" (4.04m x 3.48m)

Fitted with a range of wardrobes, cupboards and drawers and a work table with side drawers. Wood effect flooring with under floor heating and uPVC double glazed leaded window to front.

### Bedroom Three

12'1" x 11'7" (3.68m x 3.53m)

Wood effect flooring with under floor heating. uPVC double glazed leaded window to the rear with rural views.

### Bedroom Four

11' x 10'2" (3.35m x 3.10m)

Fitted wardrobes and a matching set of free standing drawers, wood effect flooring with under floor heating and uPVC double glazed leaded window to front.

### Bathroom

10'3" x 7'5" (3.12m x 2.26m)

With tiled walls and tiled flooring with under floor heating. Fitted with a modern suite with black accessories comprising curved bath with mixer tap, vanity wash basin with mixer tap and with cupboard under, low level wc and shower cubicle with glazed double doors and a Grohe shower. Heated towel rail, Vent Axia extractor and feature frosted and leaded stained glass double glazed porthole window to the front.

### OUTSIDE

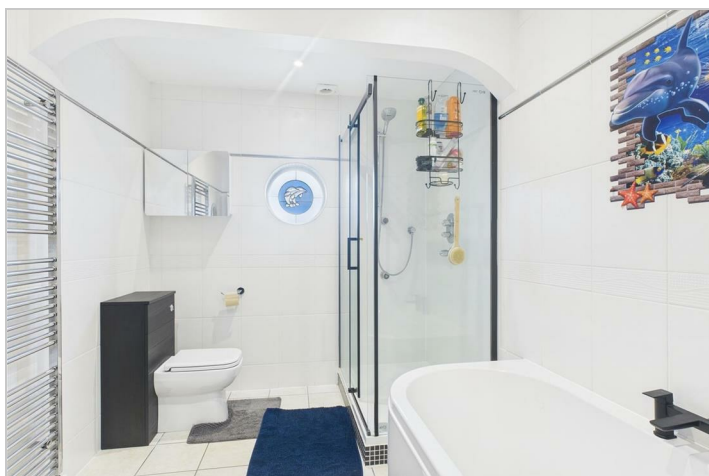
#### Double Garage

18'7" x 17'3" (5.66m x 5.26m)

With remote control up and over door to front, uPVC double glazed courtesy door to side and uPVC double glazed leaded window to rear. Light, power, wall mounted Worcester boiler and loft access. Approached by a block paved driveway suitable for the off road parking of several vehicles.

#### Gardens

The property stands in a plot with gardens to the front and rear. At the front there is a pathway and a garden area with a selection of plants and shrubs. There is access to the right hand side and also access in between the house and the garage and at the side of the garage. The rear garden has a patio and a lawn with a selection of trees and shrubs. There is an outside tap and external lighting and delightful views to the countryside beyond.





Road Map



Hybrid Map



Terrain Map



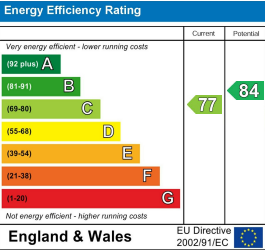
Floor Plans



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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