



36 Clifton Drive

Buxton, SK17 9LY

£335,000



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Tenure Freehold Council Tax Band C



Situated in the highly desirable residential area of Buxton, this delightful detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The house features a well-appointed bathroom, ensuring convenience for all residents.

The layout of the property is designed to maximise both space and natural light, creating a warm and welcoming atmosphere throughout.

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 36 will be seen on the right hand side.

GROUND FLOOR

Entrance Porch

5'11" x 3'7" (1.80m x 1.09m)

uPVC Entrance door to porch with exposed brick walls, uPVC window to side. Internal wooden frosted glass panel door.

Lounge

21'7" x 11'5" (6.58m x 3.48m)

Wood effect flooring throughout. Decorative wood panelling to wall with recessed log effect feature living flame gas fire. Radiator and TV point. Recessed glazed display unit. Stylish Bi-folding glazed aluminium framed doors giving access to recess area with radiator display storage units. Stairs to first floor.

Open plan through to dining room with decorative wood panelling to the wall, uPVC double double glazed patio doors to the rear and opening to kitchen.

Kitchen

7'2" x 10'1" (2.18m x 3.07m)

Fitted with an excellent quality range of base and eye level units complimented by quartz worksurfaces with seamless integrated single bowl sink and drainer. Mixer tap. Integrated fridge and wine cooler. Tiled splashbacks and tiled flooring. Space for Rangemaster cooker with stainless steel extractor over. Built in microwave oven. Vertical radiator. Opening to Sunroom.

Sunroom

5'7" x 7'1" (1.70m x 2.16m)

With tiled flooring, radiator. uPVC windows to side and rear and Velux window. uPVC side door to garden.

FIRST FLOOR

Landing

8'0" x 2'7" (2.44m x 0.79m)

Turned staircase with decorative floor lighting and display storage. uPVC window to side.

Bedroom One

12'9" x 9" (3.89m x 2.74m)

uPVC double glazed window to front with views of rolling countryside. Radiator.

Bedroom Two

10'1" x 7'7" (3.07m x 2.31m)

uPVC double glazed window to front with views of rolling countryside. Radiator.

Bedroom Three

9'0" x 8'5" (2.74m x 2.57m)

uPVC double glazed window to rear. Wall lighting. Radiator.

Bathroom

9'0" x 8'5" (2.74m x 2.57m)

Fully tiled with separate shower cubicle. Floating shelf wash basin. Free standing bath with shower mixer tap attachment. Closed coupled W.C. Decorative vertical radiator. Cupboard housing water tank with shelving. Two uPVC windows to rear.

OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking leading to

garage. Lawned area with mature tree. Steps leading to front door and flagstaff patio area with glass balustrade.

GARAGE

16'8" x 8'2" (5.08m x 2.49m)

Integrated garage with up and over door. Water supply with tap. Plumbing for washing machine and tumble dryer. Power and light connected.

GARDEN

The rear garden is tiered with flagstaff patio area. Stone wall rockery with various shrubs and plants. Further lawned area with planters with various shrubs plants and trees. Enclosed by attractive stone wall and panel fencing. Two side gates provide access to the front.



Road Map



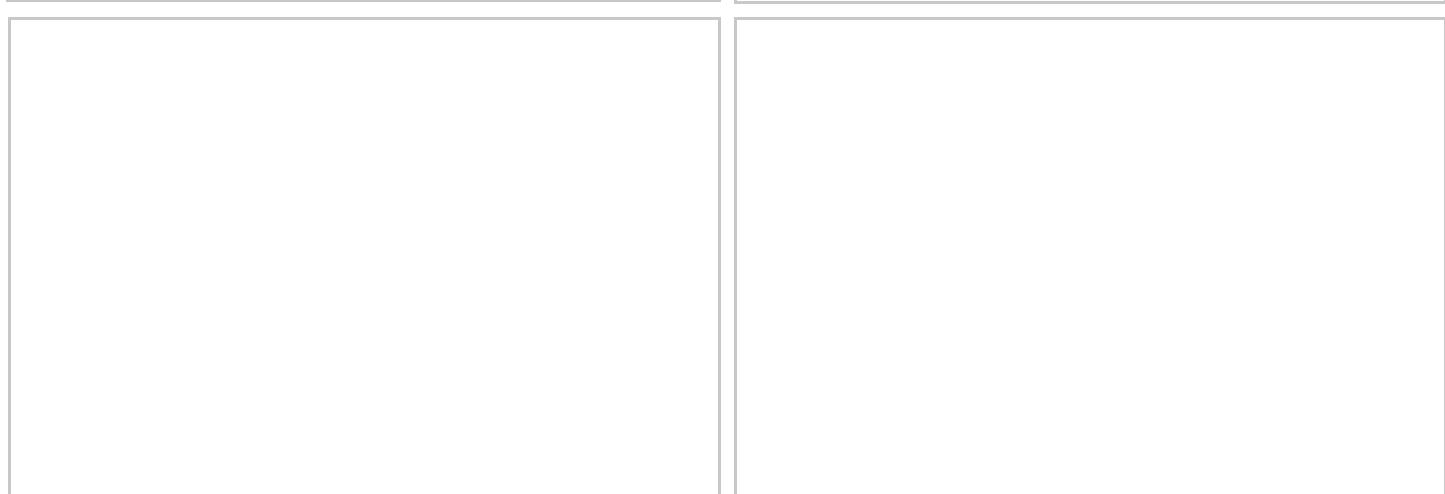
Hybrid Map



Terrain Map



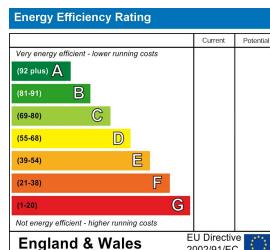
Floor Plans



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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