



# 14 Burlington Road

Buxton, SK17 9AL

Offers Over £497,500



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Tenure Freehold Council Tax Band D



We are delighted to offer for sale this stunningly presented and appointed three bedroom detached family home set in an extremely generous plot and situated in central Buxton, opposite the Pavilion Gardens. Set in manicured gardens, the property has been completely renovated and upgraded to the very highest of standards within recent years and benefits from combi gas fired central heating and uPVC sealed unit double glazing throughout. With fittings for the kitchen with as much potential for extending the property subject to any relevant planning permission. This stunning home, in a highly sought after location, should be viewed to be fully appreciated.

## DIRECTIONS

From our Buxton office bear right and then left at the Spring Gardens roundabout. Proceed straight ahead and take the third left turn into St. Johns Road, follow the road past the Pavilion Gardens, turning left into Burlington Road. Proceed to the bottom of Burlington Road and No. 14 will be seen on the right hand side.

## GROUND FLOOR

### Entrance Hall

12'11" x 5'6" (3.94m x 1.68m)

Wood effect Karndean flooring throughout, single radiator, stairs to first floor and good sized storage cupboard.

### Dining/Kitchen

16'4" x 9'8" (4.98m x 2.95m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a one and a half bowl stainless steel single drainer sink

unit with tiled splash back. With five ring stainless steel gas hob with stainless steel extractor over, integrated Neff oven and integrated dishwasher. With space for an American style fridge/freezer, single radiator, T.V. aerial point and two uPVC sealed unit double glazed windows to rear. Ceiling downlighters and frosted uPVC sealed unit double glazed door to side.

### Lounge

15'11" x 12'1" (4.85m x 3.68m)

With Karndean wood effect flooring throughout and a feature fireplace surround and mantelpiece over with recessed fireplace incorporating a cast iron log burning stove. With double radiator, T.V. aerial point and uPVC sealed unit double glazed to rear and uPVC sealed unit double glazed window to front.

### Utility Room

10'2" x 5'3" (3.10m x 1.60m)

With wood effect Karndean flooring throughout and fitted with a range of base units and working surfaces incorporating a stainless steel single drainer sink unit with tiled splash back. With space and plumbing for a washing machine, space for a tumble dryer, single radiator and uPVC sealed unit double glazed window to side.

### Cloakroom

7'1" x 2'10" (2.16m x 0.86m)

With wood effect Karndean flooring, low level W.C., wall mounted washbasin, single radiator and frosted uPVC sealed unit double glazed window to side.

### Storage Cupboard

2'9" x 2'4" (0.84m x 0.71m)

With single radiator.

## FIRST FLOOR

### Landing

10'8" x 5'8" (3.25m x 1.73m)

With good sized storage cupboard, airing cupboard with shelving and frosted uPVC sealed unit double glazed window to side.

### Bedroom One

15'9" x 11'11" (4.80m x 3.63m)

With two built-in double wardrobes, a range of storage cupboards, two single radiators and uPVC sealed unit double glazed window to rear and uPVC sealed unit double glazed window to front.

### Bedroom Two

9'10" x 7'3" (3.00m x 2.21m)

With built-in storage cupboard, single radiator and uPVC sealed unit double glazed window to front.

### Bedroom Three

9'7" x 6'6" (2.92m x 1.98m)

With a range of floor to ceiling built-in mirrored wardrobes, single radiator and uPVC sealed unit double glazed window to rear.

## Bathroom

9'5" x 7'4" (2.87m x 2.24m)

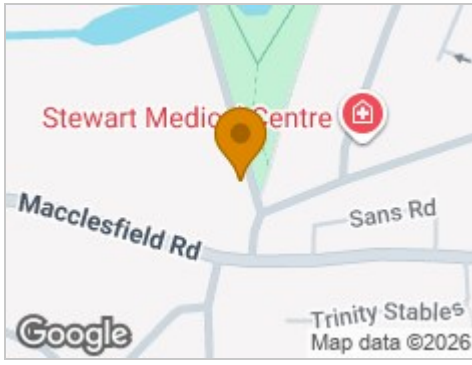
Fitted with an excellent quality suite comprising a corner bath, low level W.C. and pedestal washbasin. Tiled flooring throughout, glazed and Mermaid board double shower unit and shower, stainless steel heated towel rail, extractor fan and two frosted uPVC sealed unit double glazed windows.

## OUTSIDE

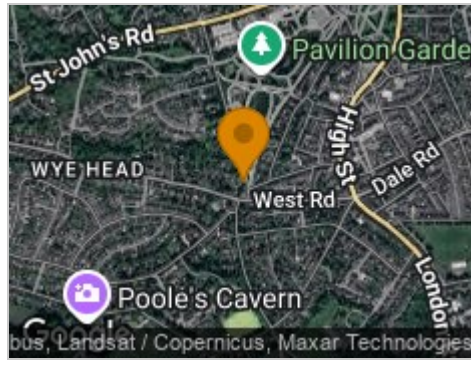
To the front of the property there are substantial lawned gardens with many mature flowers, bushes, trees and shrubs etc., and a blocked paved driveway with off-road parking for a number of vehicles. The rear garden is mainly laid to lawn with many mature flowers, trees, shrubs and bushes etc. With flagged patio, flagged seating areas, log store, storage shed and further glazed garden storage shed.



## Road Map



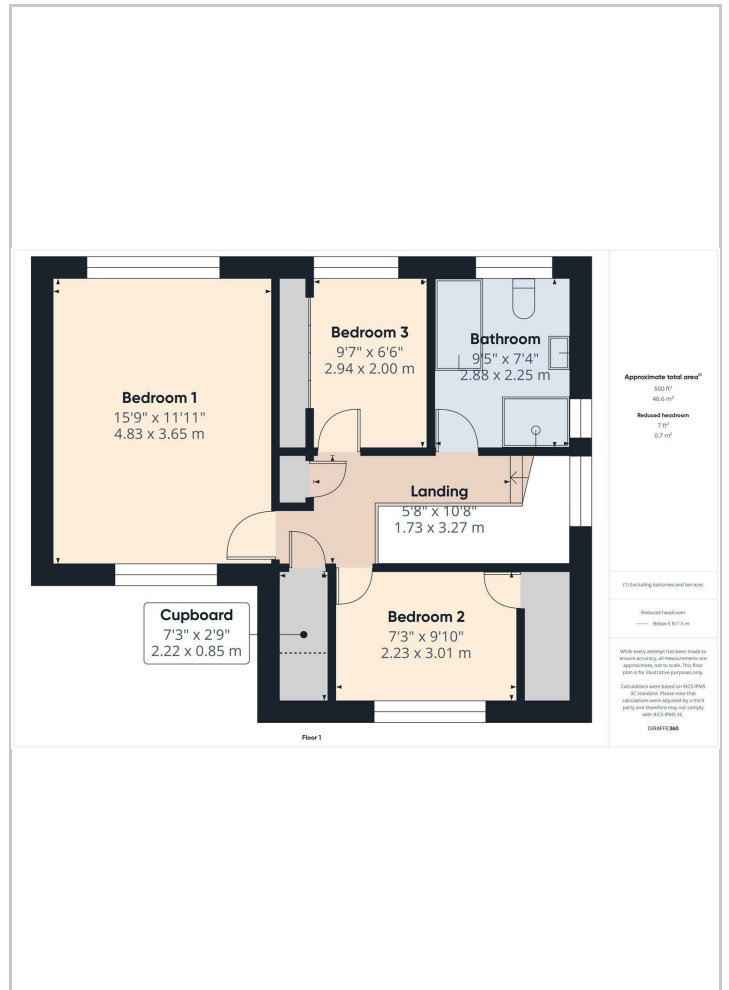
## Hybrid Map



## Terrain Map



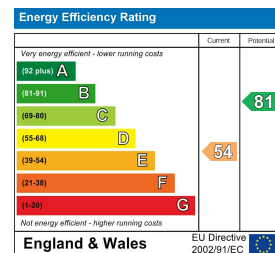
## Floor Plans



## 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

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