Mellors
ESTATE AGENTS

BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN HIGH PEAK
BRITISH PROPERTY AWARDS 2023 - 2024 GOLD WINNER LETTING AGENT IN HIGH PEAK
BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN HIGH PEAK

3 Leden Close

Buxton, SK17 9XZ

£285,000

3 2 1 B

3 Leden Close

Buxton, SK17 9XZ

Tenure Freehold **Council Tax Band**

An immaculately presented and appointed three bedroom, two bathroom detached family home on this popular development that is offered for sale with no onward chain. Maintained and improved by our client from brand new, the property still benefits from a number of years builder's guarantee and offers well planned and well proportioned accommodation. With a fully fitted kitchen with integrated appliances and excellent quality fittings to the bathroom and en-suite shower room. uPVC sealed unit double glazing throughout and gas fired central heating. With patio and lawned garden to the rear and off-road parking for two vehicles. An internal viewing is highly recommended.

DIRECTIONS

From our Buxton office, bear left and proceed up Terrace Road and across the Market Place to the London Road traffic lights. Procced through the traffic lights into London Road and follow the A515 as it leaves Buxton on the Ashbourne Road. After a short-while the development will be seen on the right-hand side, turn immediate right into Church Meadow. Proceed along Church Meadow, Leden Close is the second turning on the right and No. 3 is on the right-hand side.

GROUND FLOOR

Entrance Hall

8'0" x 4'10" (2.44m x 1.47m)

With single radiator and stairs to first floor.

Cloakroom

4'8" x 3'4" (1.42m x 1.02m)

With low-level W.C., single radiator and frosted uPVC sealed unit double glazed window.

Dining/Kitchen

14'8" x 10'4" (4.47m x 3.15m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a stainless steel oven with four ring gas hob and extractor over. With a one-and-a-half bowl stainless steel single drainer sink unit with splash back, integrated fridge/freezer, integrated dishwasher and integrated washing machine. With uPVC sealed unit double glazed window to front and side and uPVC sealed unit double glazed French doors leading out to the patio and garden beyond.

Lounge

14'8" x 11'5" (4.47m x 3.48m)

With a good sized storage cupboard, T.V. aerial point, double radiator, uPVC sealed unit double glazed window and uPVC sealed unit double glazed bay window.

FIRST FLOOR

Landing

8'8" x 4'0" (2.64m x 1.22m)

With single radiator and uPVC sealed unit double glazed window to rear.

Bedroom One

10'5" x 9'3" (3.18m x 2.82m)

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

En-Suite Shower Room
8'4" x 4'8" (2.54m x 1.42m)
With a fully glazed and tiled double shower unit and shower, low-level W.C. and pedestal washbasin. Extractor fan, tiled flooring, half-tiled walls and frosted uPVC sealed unit double glazed window.

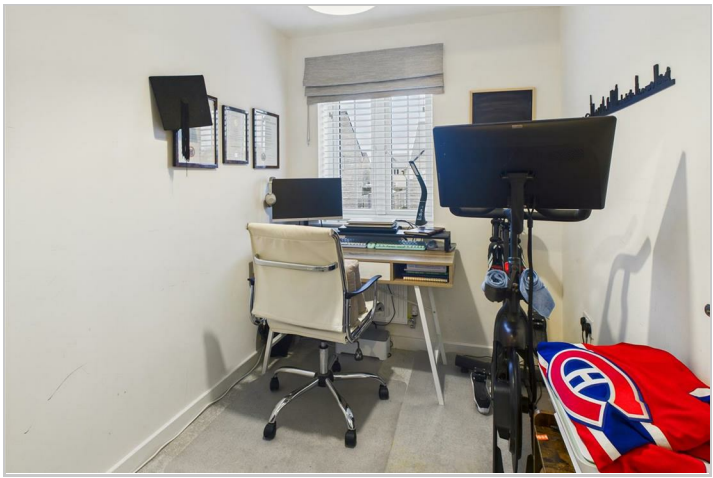
Bedroom Two
11'4" x 8'1" (3.45m x 2.46m)
With single radiator and two uPVC sealed unit double glazed windows.

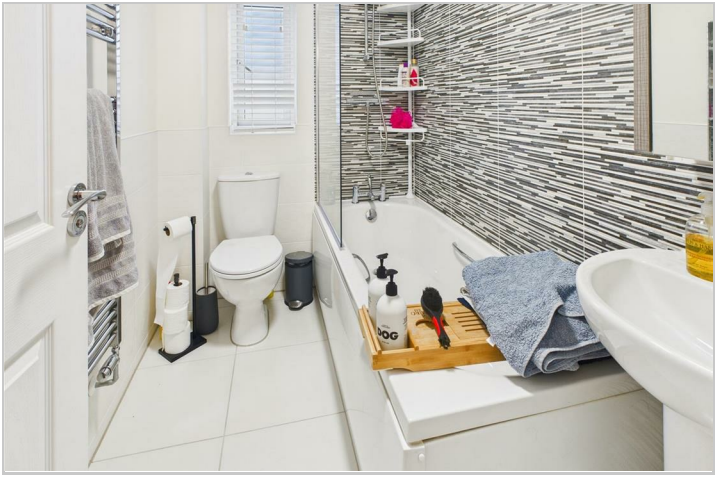
Bedroom Three
8'4" x 6'2" (2.54m x 1.88m)
With single radiator and uPVC sealed unit double glazed window.

Bathroom
7'4" x 5'1" (2.24m x 1.55m)
Fitted with an excellent quality suite comprising of panelled bath with shower over and shower screen, low-level W.C. and pedestal washbasin. Tiled flooring, stainless steel heated towel rail, extractor fan, half-tiled walls and frosted uPVC sealed unit double glazed window.

OUTSIDE
To the right of the property there is a Tarmacadam area suitable for the off-road parking of two vehicles.

GARDENS
To the front of the property there is a flagged pathway, lawned area, flowerbeds, bushes and shrubs. To the rear of the property there is a good sized patio area with lawned garden beyond.



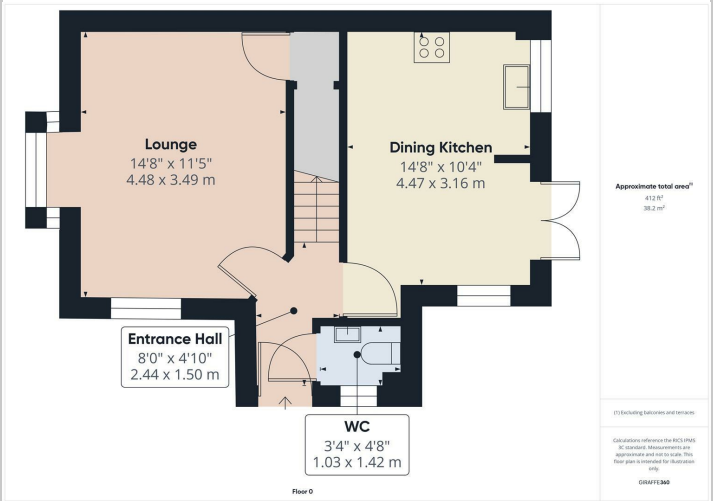


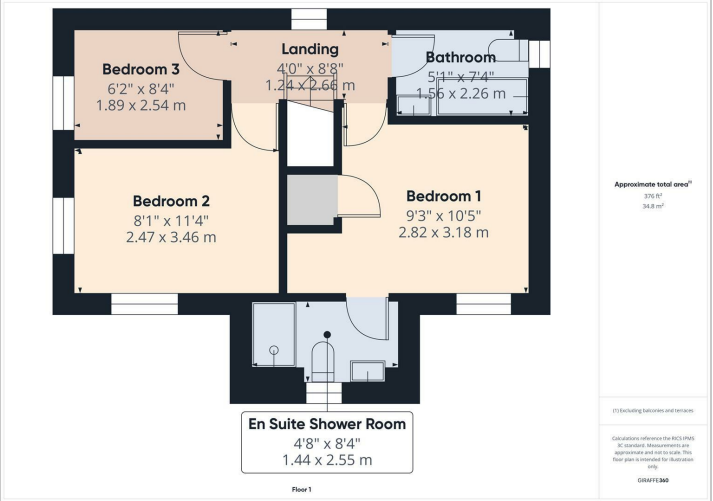
Road Map

Hybrid Map

Terrain Map

Floor Plans

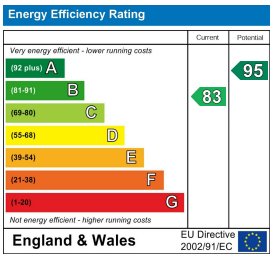




Viewing

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



Important Notice
Mellors Estate Agents, their solicitors and joint agents give notice that:
1. 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.
2. 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