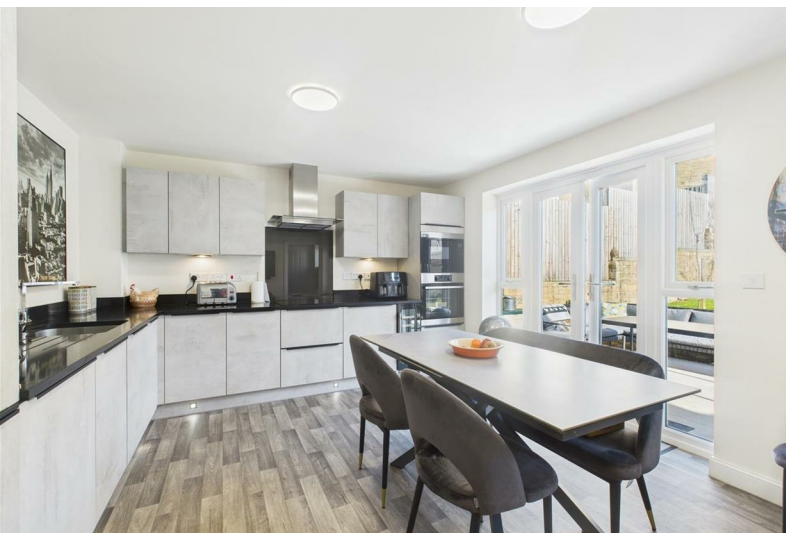




34 Lime Kiln Way

Buxton, SK17 9GH

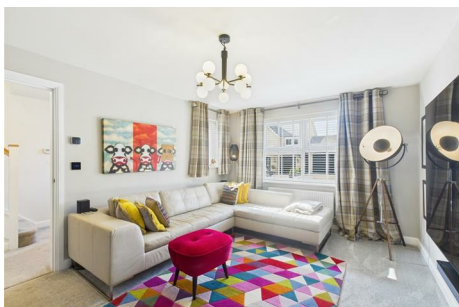
Offers Over £385,000



34 Lime Kiln Way

Buxton, SK17 9GH

Tenure Freehold Council Tax Band E



Purchased by our clients from brand new this delightful four bedroom, two bathroom family home is well situated on the development and has had many upgrades from new. With outside security lighting, power, water and an EV charging point. Featuring a stunning dining kitchen with integrated appliances and granite working surfaces, display lighting and Hive controlled central heating system. With French doors leading to a generous rear garden with a good sized patio area. With a lounge, utility room and downstairs cloakroom and four good sized bedrooms with a master en-suite on the first floor, this property should be viewed to be fully appreciated.

DIRECTIONS:

From our Buxton office bear left and proceed up Terrace Road across the market Place to the London Road traffic lights. Proceed through the lights and at the signpost for Harpur Hill in the dip turn right. Continue to the top of Harpur Hill Road which then becomes Burlow Road. Bear left and follow the road for a short while before turning left into Quartz Drive. Proceed along this road as it bears to the right and then bear left. Proceed up Quartz Drive to the T junction with Lime Kiln Way and number 34 will be seen on the left hand side.

GROUND FLOOR

Entrance Hall

9'11" x 6'4" (3.02m x 1.93m)

With a cloaks cupboard, single radiator and stairs to first floor.

Dining Kitchen

17'10" x 12'0" (5.44m x 3.66m)

Fitted with an excellent quality range of base and eye level units with granite working surfaces incorporating a 1 1/2 bowl stainless steel sink unit with granite splash back. With an AEG oven with AEG four ring induction hob and stainless steel extractor over. With integrated AEG microwave, integrated wine cooler, integrated dishwasher, integrated fridge freezer and two double radiators. Good sized walk-in storage cupboard and uPVC sealed unit double glazed French doors and window leading out to the patio and garden beyond.

Utility Room

5'9" x 5'8" (1.75m x 1.73m)

With a range of base and some eye level units and granite working surfaces and an AEG Integrated Steam Washer/Dryer. Single radiator, extractor fan and uPVC sealed unit double glazed window to rear.

Lounge

16'2" x 11'1" (4.93m x 3.38m)

With two double radiators, TV aerial point and three uPVC sealed unit double glazed windows to front.

Cloakroom

5'8" x 2'11" (1.73m x 0.89m)

With low-level w.c., pedestal washbasin. single radiator, extractor fan and half tiled.

FIRST FLOOR

Landing

16'8" x 6'2" (5.08m x 1.88m)

With single radiator, loft access, good sized double storage cupboard and uPVC sealed unit double glazed window to front.

Tel: 01298 24383

Bedroom One

10'10" x 10'3" (3.30m x 3.12m)

With a range of built-in floor to ceiling mirrored wardrobes, double radiator, TV aerial point and two uPVC sealed unit double glazed windows.

En-suite Shower Room

8'9" x 3'11" (2.67m x 1.19m)

With a fully glazed and tiled double shower unit and shower, pedestal washbasin and low-level w.c. Single radiator, extractor fan and frosted uPVC sealed unit double glazed window.

Bedroom Two

11'9" x 9'8" (3.58m x 2.95m)

With single radiator and two uPVC sealed unit double glazed windows.

Bedroom Three

11'3" x 8'11" (3.43m x 2.72m)

With double radiator, wall mounted air conditioning unit and uPVC sealed unit double glazed window to front.

Bedroom Four

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

With a range of built-in wardrobes and uPVC sealed unit double glazed window to rear.

Bathroom

6'9" x 6'4" (2.06m x 1.93m)

Fitted with an excellent quality suite comprising a panelled bath with shower over and shower screen, low-level w.c. and pedestal washbasin. Single radiator, extractor fan and half tiled.

Integral Garage

17'3" x 8'9" (5.26m x 2.67m)

With metal up and over door and light and power.

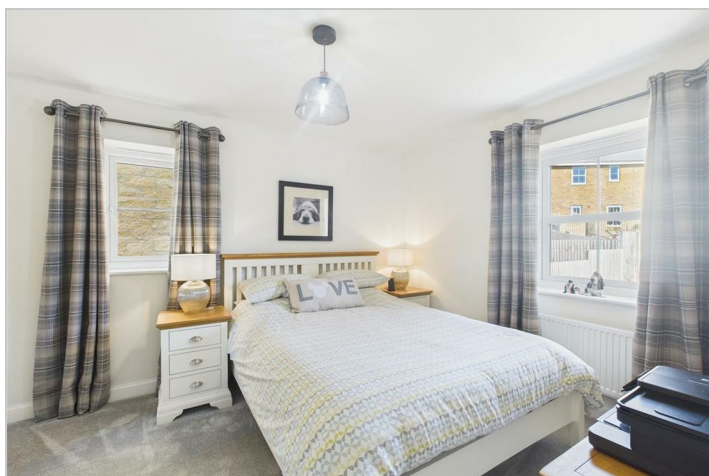
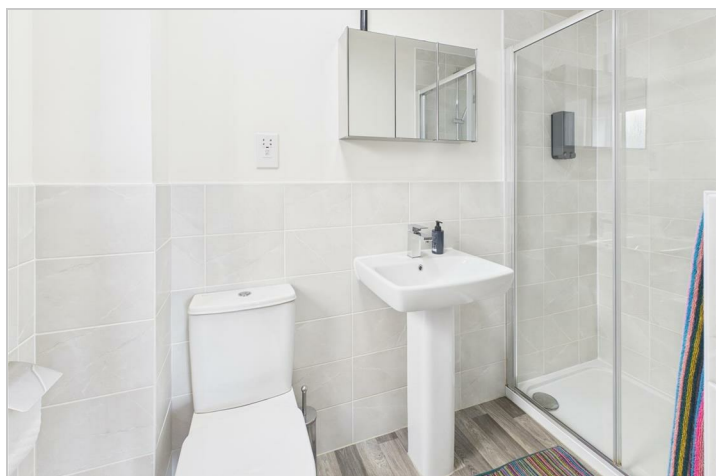
OUTSIDE

To the front of the property there is a driveway suitable for the off road parking of vehicles.

Gardens

To the front of the property there is a good sized lawned garden.

The rear garden is mainly laid to lawn with some shrubs and trees etc., a good sized flagged patio area, gravelled areas, stone walls and fencing.



Road Map



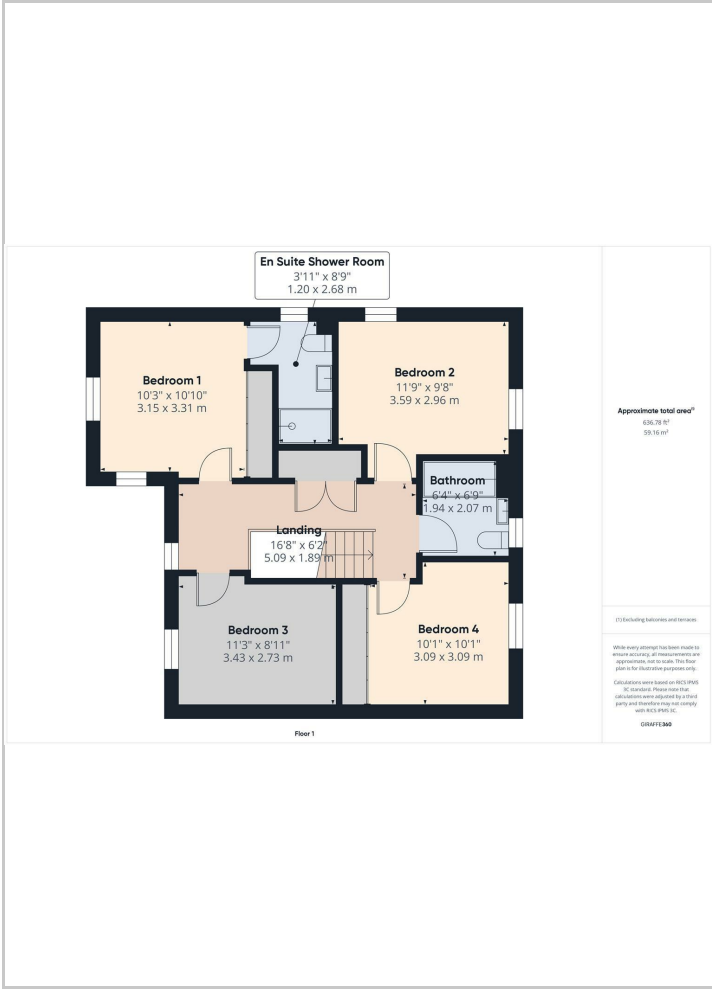
Hybrid Map



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.

Important Notice
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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.

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Energy Efficiency Graph

