



20 Lime Kiln Way

Buxton, SK17 9GH

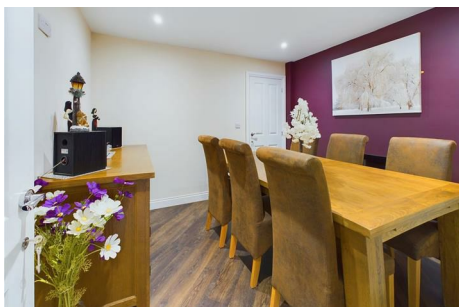
£345,000



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Buxton, SK17 9GH

Tenure Freehold Council Tax Band D



Purchased from new within December 2023, this stunning three bedroom detached family home is superbly situated on this development overlooking playing fields with views to the surrounding hills. Much improved by our client with the addition of a dining room in part of the garage space and external door to the side of the property. Benefitting from uPVC sealed unit double glazing and combi gas fired central heating throughout, off road parking for two vehicles and a generous lawned garden with patio areas. With excellent quality fittings throughout. Viewing is highly recommended.

DIRECTIONS

From our Buxton office, bear left and proceed up Terrace Road and across the Market Place to the traffic lights. Continue through the traffic lights onto London Road, after a short while turn right in the dip and proceed up Harpur Hill Road. Continue along Harpur Hill Road which then becomes Burlow Road. Follow Burlow Road for a short distance and after a while turn onto the development into Quartz Drive. Turn immediate left into Beelow Road, proceed to the top and then turn right into Lime Kiln Way.

GROUND FLOOR

Entrance Hall

6'7" x 4'1" (2.01m x 1.24m)

With single radiator and stairs to first floor.

Lounge

16'10" x 13'5" (5.13m x 4.09m)

With three single radiators, T.V., aerial point, understairs storage cupboard and uPVC sealed unit double glazed bay window to front.

Dining/Kitchen

17'3" x 12'3" (5.26m x 3.73m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a stainless steel single drainer sink unit with splashbacks. Neff five ring induction hob with stainless steel extractor over integrated Neff combi microwave oven and second integrated oven. Integrated fridge/freezer and integrated dishwasher. With uPVC sealed unit double glazed window to rear, double radiator and uPVC sealed unit double glazed French doors leading out to the patio and gardens beyond. With door to utility and door to dining room.

Dining Room

10'2" x 9'5" (3.10m x 2.87m)

With a wall mounted log effect electric fire and ceiling downlighters. Door to store room.

Utility Room

6'5" x 6'3" (1.96m x 1.91m)

Fitted with a range of base and eye level units and working surfaces, with space and plumbing for a washing machine. With single radiator and frosted uPVC sealed unit double glazed door to side.

Cloakroom

6'5" x 2'10" (1.96m x 0.86m)

Low level W.C., pedestal wash basin and single radiator. With frosted uPVC sealed unit double glazed window.

FIRST FLOOR

Landing

6'7" x 3'6" (2.01m x 1.07m)

With loft access.

Bedroom One

11'9" x 10'7" (3.58m x 3.23m)

With single radiator and uPVC sealed unit double glazed window with views to playing fields and hills beyond.

Dressing Area

7'3" x 3'7" (2.21m x 1.09m)

With built in double mirrored wardrobes and uPVC sealed unit double glazed window to rear.

En-suite Shower Room

6'11" x 4'7" (2.11m x 1.40m)

With a glazed and tiled double shower unit and shower, low level W.C., and pedestal wash hand basin. With frosted uPVC sealed unit double glazed window to rear and extractor fan.

Bedroom Two

11'6" x 10'5" (3.51m x 3.18m)

With double radiator, built in double wardrobe and uPVC sealed unit double glazed window with views to the playing fields and hills beyond.

Bedroom Three

10'7" x 6'9" (3.23m x 2.06m)

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

Bathroom

6'11" x 4'7" (2.11m x 1.40m)

Part tiled and fitted with an excellent quality suite comprising of a panelled bath, pedestal wash basin and low level W.C. Double radiator, extractor fan and frosted uPVC sealed unit double glazed window to rear.

OUTSIDE

Store Room

10'3" x 9'8" (3.12m x 2.95m)

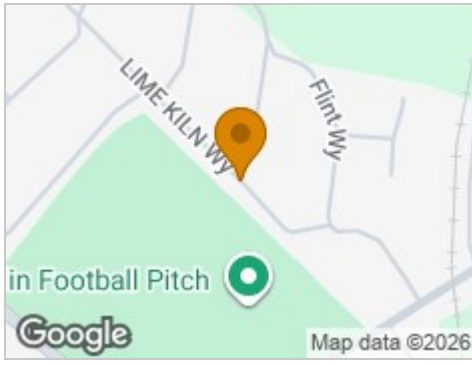
With metal up and over door, light and power and door to the dining room .

Gardens and Parking

To the front of the property there is a double driveway and a lawned garden and flagged pathways to either side. The rear garden has a substantial patio area with steps leading up to a very well proportioned lawned garden with flagged areas and garden shed. Both gardens have external electric sources .



Road Map



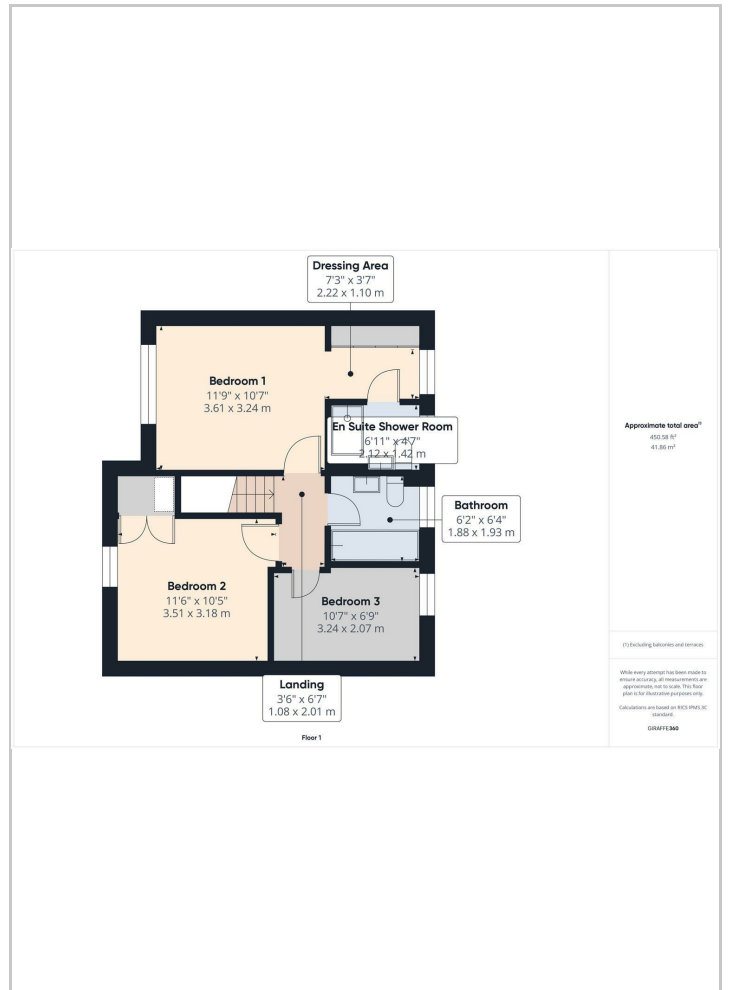
Hybrid Map



Terrain Map



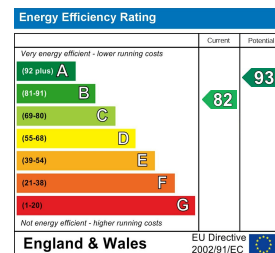
Floor Plans



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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