

## 15 Monkey Brew Close, Peak Dale, SK17 8FR



**£285,000**



## **DIRECTIONS:**

From our Buxton office turn right, bear right at the roundabout and proceed along Station Road, travelling straight across the next roundabout and turning left at the following two roundabouts into Fairfield Road. Continue up the hill and head out of Buxton on the A6 towards Stockport. After a while turn right at the signpost for Batham Gate and Peak Dale and continue along this road heading into the village of Peak Dale along Batham Gate Road. The entrance for Monkey Brew Close can be found just before the junction with School Road on the right and our For Sale board has been erected for ease of identification.

## **HOUSE TYPE D3**

Type D3 is a spacious semi detached house with a good size plot and off road parking for two vehicles. There are views to the surrounding countryside from both the house and the garden. On the ground floor there is an entrance hall, wc, kitchen fitted with appliances and lounge/dining area with bi-fold doors to the garden. On the first floor there is a landing, a master bedroom with en suite shower room, two further bedrooms and a bathroom fitted with a white suite.

### **GROUND FLOOR - Entrance Hall**

Stairs to first floor, under stairs cupboard, single radiator and frosted leaded glazed entrance door.

### **Wc**

Fitted with a white suite comprising low level wc and vanity wash basin with cupboard under and tiled splashback. Double radiator and uPVC double glazed frosted window to front.

### **Kitchen 12'10" x 11'1" > 7'7"**

Fitted with a range of base and wall mounted cupboards, pan drawers and work surfaces incorporating a 1 ½ bowl single drainer sink unit with mixer tap. Integrated dishwasher, four ring electric hob, extractor, oven and grill. Integrated fridge/freezer and integrated washing machine. Cupboard housing Main boiler. Double radiator and two uPVC double glazed windows.

### **Lounge**

Two double radiators and double glazed bi-fold doors to garden with views to the fields and countryside beyond.

### **FIRST FLOOR - Landing**

Loft access.

### **Bedroom One 13'0" x 10'2"**

Double radiator and uPVC double glazed window to rear with countryside views.

### **En Suite Shower Room**

Fitted with a white suite comprising tiled and glazed cubicle with shower, vanity wash basin with tiled splashback and cupboard under and low level wc. Heated towel rail, shaver point, Vent Axia extractor and uPVC double glazed frosted window to rear with tiled sill.

### **Bedroom Two 11'8" x 10'8"**

Double radiator and uPVC double glazed window to front.

### **Bedroom Three 13'0" x 8'6"**

UPVC double glazed window to rear and double radiator.

### **Bathroom**

Fitted with a white suite comprising panel bath with shower attachment, tiled surround and shower screen, vanity wash basin with cupboard under and low level wc. Heated towel rail, Vent Axia extractor and uPVC double glazed frosted window with tiled sill.

### **OUTSIDE - Parking**

Parking for two vehicles.

## **Garden**

Garden to the rear backing onto fields with countryside views.

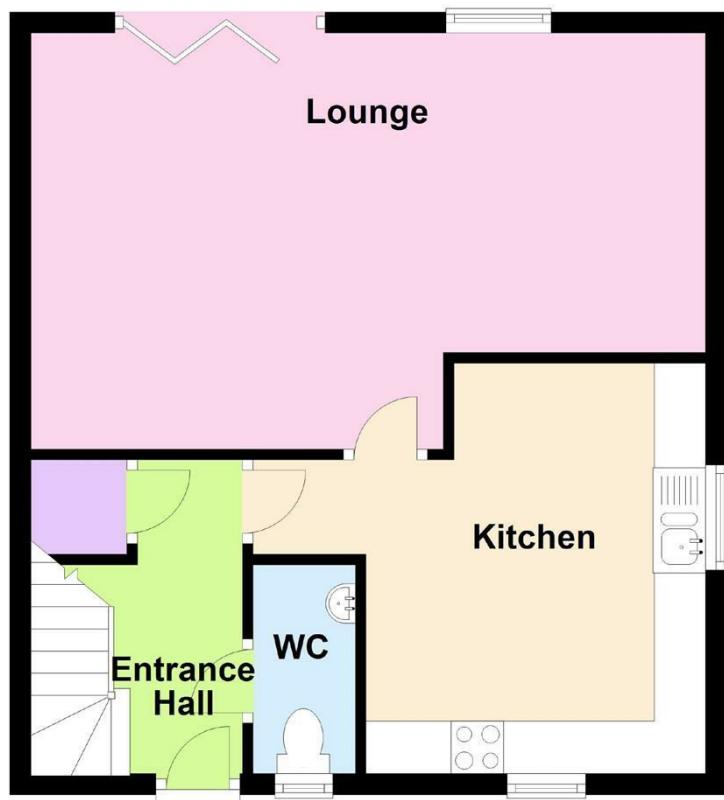
## **Local Views**

### **NB**

Description, measurements and floor plans are taken from Plot 14 and are only to be used as a guide. Photographs are taken from various plots.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Ground Floor



## First Floor



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