



74 Hopton Wood Way

Buxton, SK17 9GT

£350,000



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Tenure Freehold Council Tax Band E



Constructed within recent years and still under builders warranty, we are delighted to offer for sale this superbly presented four bedroom, two bathroom detached family home. Benefitting from combi gas fired central heating and sealed unit double glazing throughout, with excellent quality fittings to both kitchen and bathroom. The property benefits from a detached single garage, driveway parking for several vehicles and lawned gardens to the rear. An early viewing is highly recommended.

DIRECTIONS

From our Buxton office turn left and proceed through the traffic lights, up Terrace Road, across The Market Place and down High Street. Travel straight through the traffic lights into London Road and continue along this road, turning right in the dip at the signpost for Harpur Hill. Proceed up Harpur Hill Road and follow the road around to the left as it becomes Burlow Road. Continue along Burlow Road for a short while then turn right onto the development into Ashford Drive and at the T junction turn left into Hopton Wood Way where no. 74 will be seen on the right hand side.

GROUND FLOOR

Entrance hall

13'10" x 3'10" (4.22m x 1.17m)

With wood effect laminate flooring, single radiator and under stairs storage cupboard.

Cloakroom

6'11" x 2'10" (2.11m x 0.86m)

With low-level w.c., pedestal washbasin, laminate flooring, single radiator and frosted uPVC sealed unit double glazed window.

Lounge

16'3" x 10'8" (4.95m x 3.25m)

With two single radiators, T.V. aerial point and uPVC sealed unit double glazed window to front.

Dining Kitchen

18'0" x 10'11" (5.49m x 3.33m)

Fitted with an excellent quality range of base and eye level units and working surfaces incorporating a four ring gas hob with stainless steel extractor fan over and oven. Integrated fridge freezer, integrated dishwasher and a 1 1/2 bowl stainless steel single drainer sink unit with splash back. Breakfast bar and storage cupboard with space and plumbing for a washing machine and wall mounted Ideal combination central heating and hot water boiler. uPVC sealed unit double glazed window overlooking the rear garden and uPVC sealed unit double glazed French doors leading out to the patio and garden beyond.

FIRST FLOOR

Landing

12'8" x 3'0" (3.86m x 0.91m)

With built-in double storage cupboard.

Bedroom One

13'9" x 9'0" (4.19m x 2.74m)

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

En-Suite Shower Room

5'11" x 6'5" (1.80m x 1.96m)

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

Bedroom Two

9'7" x 9'1" (2.92m x 2.77m)

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

Bedroom Three

8'8" x 7'0" (2.64m x 2.13m)

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

Bedroom Four

8'6" x 6'8" (2.59m x 2.03m)

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

Bathroom

6'7" x 5'5" (2.01m x 1.65m)

Fitted with an excellent quality suite comprising panelled bath with shower over and shower screen, low-level w.c. and pedestal washbasin. Double radiator, extractor fan and frosted uPVC sealed unit double glazed window.

OUTSIDE

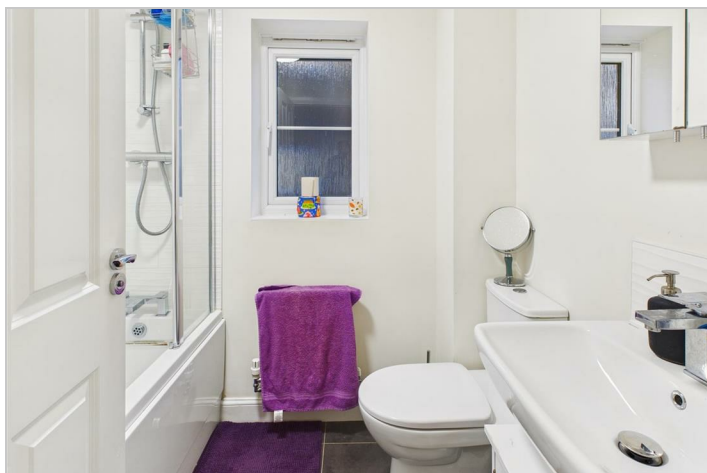
To the side of the property there is a Tarmacadam driveway suitable for the off road parking of several vehicles.

GARDEN

To the rear of the property there is an enclosed lawned garden with patio area.

DETACHED SINGLE GARAGE

With metal up an over door, light and power and off road parking space in front.



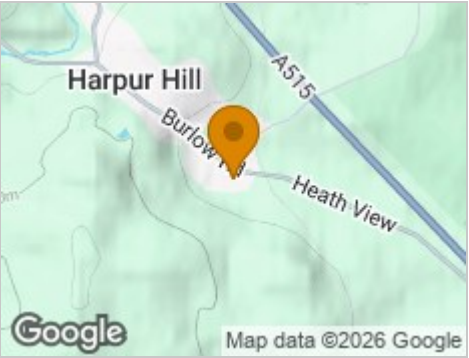
Road Map



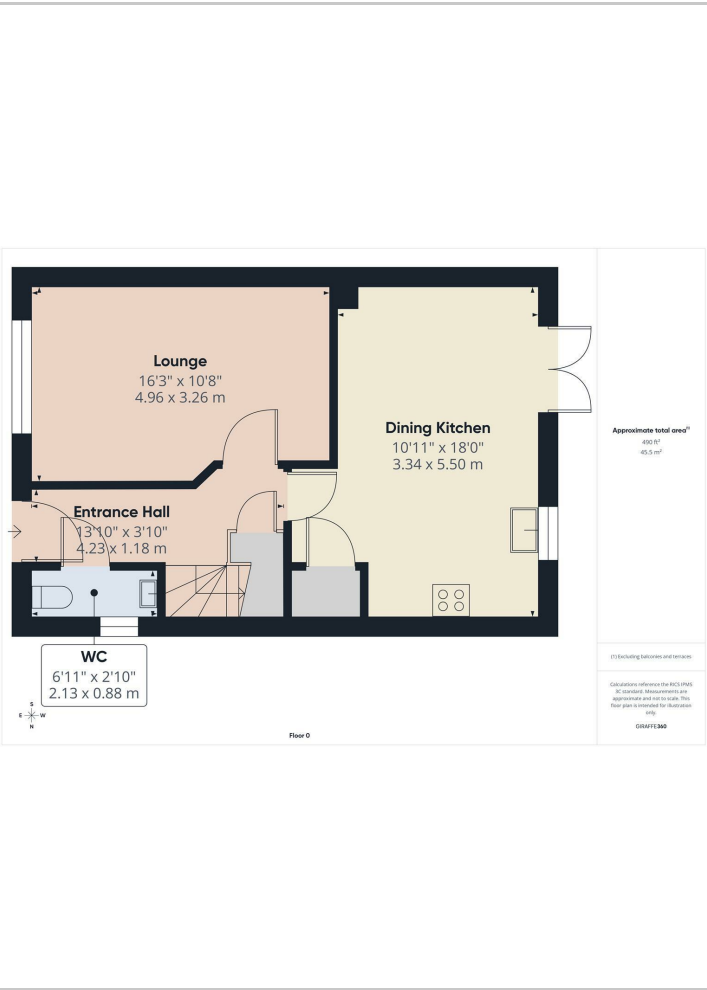
Hybrid Map



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.

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Energy Efficiency Graph

