

Crowthor|Key

SALES



£273,000

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20 Hill Head Drive
Buxton SK17 9GS



Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

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All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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Full description

MODERN SEMI-DETACHED FAMILY HOME!! Nicely situated on this brand new development, a modern 3 three storey semi-detached family house with full gas central heating and UPVC double glazing. The property comprises, ground floor : hall, separate W/C, bedroom, open plan kitchen / diner, first floor : lounge, master bedroom with en-suite, second floor : Two bedrooms, bathroom. Externally attractive rear garden and driveway parking for 2 cars.

Please note the loft has been fully boarded out and has easy access with a drop down ladder.

Hallway: Composite front door, radiator, cloaks cupboard with ideal logic combi, stairs to first floor.

Separate W/C: Low flush W/C, porcelain wash hand basin, radiator, extractor fan.

Bedroom: (9ft x 6ft 1 in) UPVC window, radiator.

Open Plan Kitchen Diner:

(20ft x 12ft 9in in total @ max)

Kitchen Area: Attractive fitted units and worktops, wall cupboards, four ring ceramic hob, stainless steel extractor hood, built under stainless steel electric oven, integrated fridge / freezer, dishwasher and washing machine.

Dining Area:

Double radiator, UPVC French doors and windows to rear garden.

First Floor

Bedroom:

(12ft 9in x 10ft)

2 sets of fitted wardrobes, UPVC window, radiator.

En-Suite:

Shower enclosure with electric shower unit, porcelain wash hand basin, low flush w/c, radiator, UPVC window, extractor fan.

Landing:

Radiator.

Lounge:

(12ft 9in x 11ft 10in)

Two UPVC windows, radiator.

Second Floor

Bedroom:

(11ft 6in x 10ft 9in)

Fitted wardrobes, walk in cupboard, velux, radiator.

Bedroom:

(12ft 9in x 7ft 2in)

Velux, double radiator, fitted wardrobes, built in cupboard.

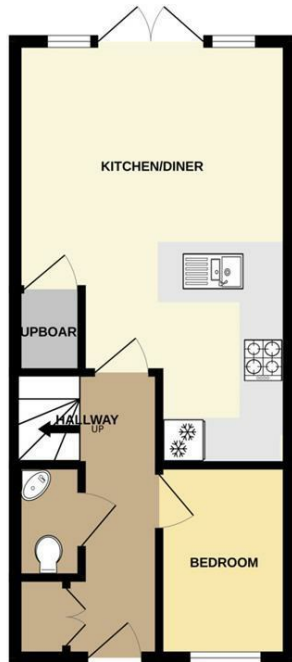
Bathroom:

Panelled bath, shower and screen, porcelain wash hand basin, low flush W/C, UPVC windows, radiator and extractor fan.

Outside:

Attractive rear garden laid to small paved area and lawn. Driveway parking for 2 cars.

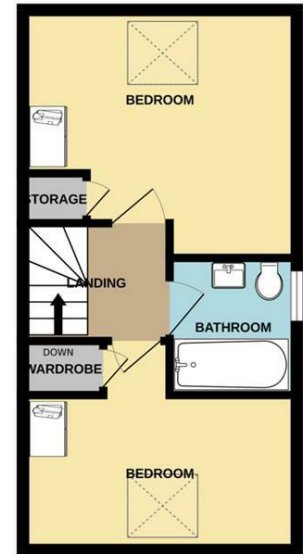
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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	

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