



Crowther|Key

SALES



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

£389,995

3

2

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Buxton SK17 9BS

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk



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

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

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.

Misrepresentation Act 1967 and Consumer Protection Regulation

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NO ONWARD CHAIN!! A beautifully extended and well-presented three-bedroom detached family home in the sought-after Ecclesbourne Drive area, offering generous, versatile accommodation ideal for modern family living or those needing home-working space. VIDEO TOUR AVAILABLE & VIEWING HIGHLY RECOMMENDED!!

Porch
uPVC door, double radiator, stairs to first floor, uPVC side screen, alarm control + hall cupboard cycle storage.

Hall
Built-in cupboard, double radiator, stairs to first floor, uPVC side screen, alarm control + hall cupboard.

Lounge 18' x 12'
Laminate flooring, built-in cupboards, double radiator, 2 radiators, uPVC double-glazed door to conservatory.

Kitchen 11'9" x 7'7"
Fitted with a range of wall and base units, work surfaces, sink, integrated appliances including oven, hob, extractor hood, built-in dishwasher, uPVC door to side, uPVC window, uPVC French doors to conservatory, plumbing + dishwasher.

Conservatory 16'6" x 10' (at max) "P" shaped layout,
uPVC windows, uPVC French doors to rear garden.

Dining Room 12'10" x 11'2"
uPVC windows, radiator.

Study 12' x 8'1"
uPVC windows, radiator.

Shower Room
Shower enclosure with electric shower unit, low-level WC, wash hand basin, chrome heated towel rail, extractor fan, uPVC window.

Bedroom 13' x 10'2"
uPVC window, radiator, eaves storage, built-in cupboard.

Separate W/C
Low flush W/C, porcelain wash hand basin.

Bedroom 11'10" x 10'2"
uPVC window, radiator.

Bedroom 13'2" x 11' (on average)
Double radiator, uPVC window, built-in cupboard,

Landing
Access to boarded loft.

Outside
Rear garden laid mainly to lawn + patio area.
Driveway parking for 2 cars

Garage 16'1" x 7'10"
Up & over door, electric light + power.