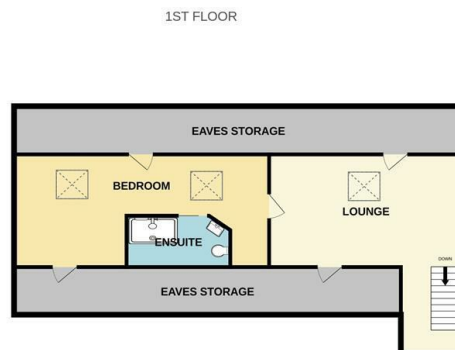




Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Crowther|Key SALES

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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	



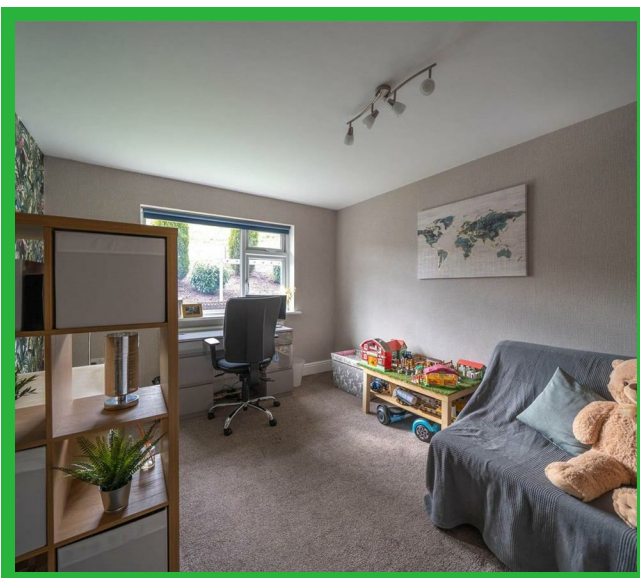
£550,000

4

2

Cherelea Dukes Drive
Buxton SK17 9RP

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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PARKING FOR 5 CARS!! DOUBLE GARAGE!!

Cherelea is located on Dukes Drive, Buxton, this delightful four-bedroom house presents an excellent opportunity for families and individuals alike. The property boasts a spacious layout, providing ample room for comfortable living.

This house on Dukes Drive is not just a home; it is a lifestyle choice, combining comfort with the charm of Buxton. With its excellent amenities, schools, and transport links nearby, this property is sure to attract those looking for a perfect blend of convenience and serenity. Do not miss the chance to make this lovely house your new home.

Porch
Composite front door

Entrance Hall
2 Double radiators.

Kitchen (14ft 4in x 10ft 9in)
Attractive floor units and work tops, wall cupboards, 5 ring gas hob, stainless steel and glass extractor hood, built under electric oven, inset sink unit, integrated dish washer, UPVC window, double radiator, breakfast bar.

Utility Area
Stairs to first floor, UPVC window, plumbing for washing machine, UPVC door, radiator.

Dining room (13ft x 11ft 8in)
UPVC window, double radiator.

Lounge (14ft x 13ft)
UPVC window, double radiator, living flame gas fire in stone feature fireplace.

Bathroom
Paneled bath, shower enclosure with electric shower unit, low flush W/C, pedestal wash basin, UPVC window, central heated towel radiator, extractor fan.

Bedroom (14ft 4in x 14ft)
Double radiator, UPVC window.

Bedroom (18ft 3in x 10ft 5in)
2 UPVC windows, double radiator.

Bedroom (13ft x 10ft 5in)
2 UPVC windows, radiator.

Lounge area (20ft 3in x 11ft 9in)
2 Radiators, Velux window, eaves storage.

Landing/Study area

Shower room
Shower enclosure, wash hand basin in vanity unit, low flush with concealed cistern, extractor fan, heated towel radiator.

Bedroom (13ft x 10ft 5in)
2 UPVC windows, radiator.

Outside
Excellent garden load to Indian paved patio area and NoMow area. Parking for 4/5 cars,

Double Garage (18ft 8in x 17ft 4in)
Remote control up and over door, electric light and power, service door to side.

Please note 4.09 acres of land surrounding the property could be sold by separate negotiation if required.