

# Arnolds | Keys



**22 Church Close, Buxton, NR10 5ER**

**Guide Price £375,000**

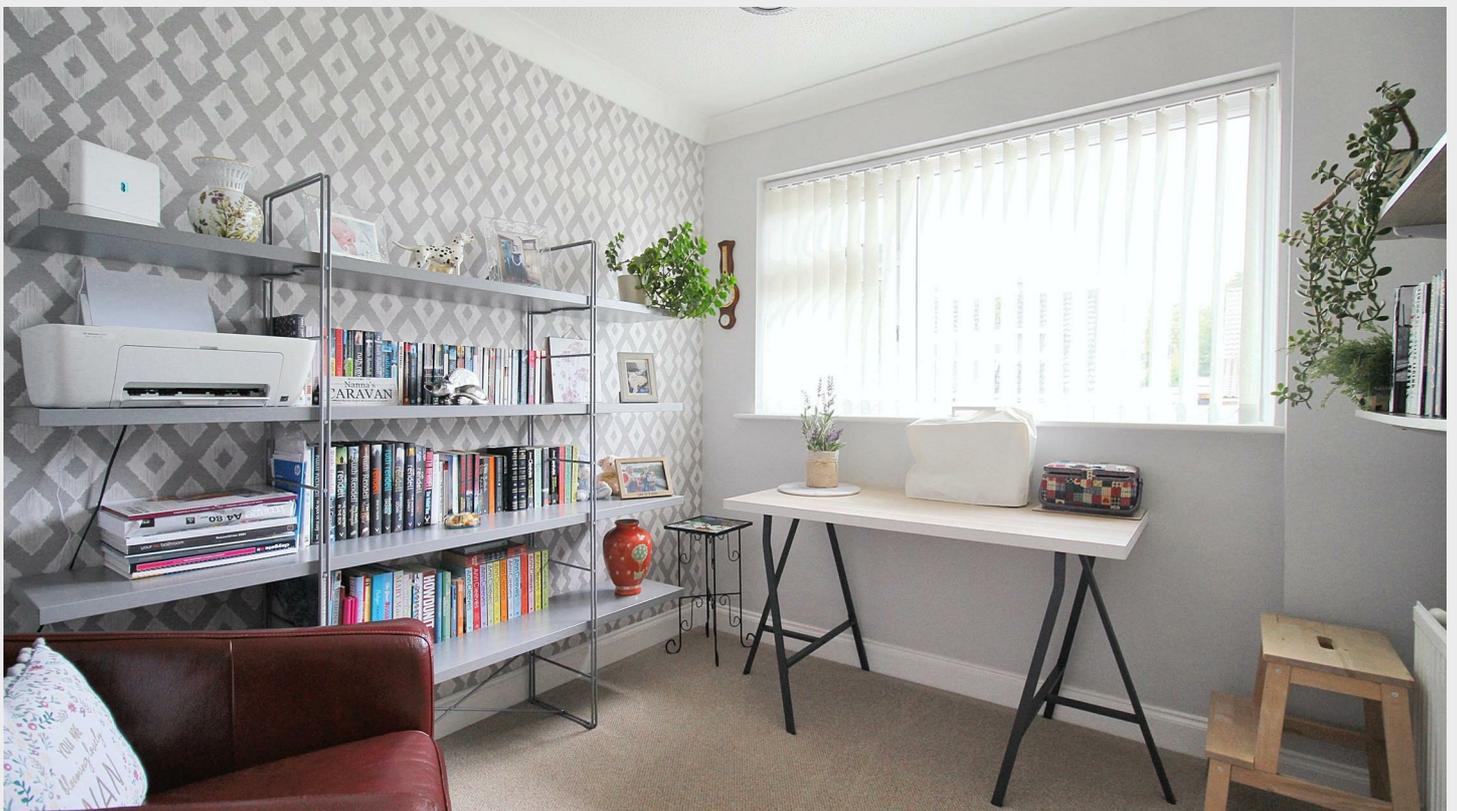
- CUL-DE-SAC LOCATION
- POPULAR VILLAGE LOCATION
- MODERN FITTED KITCHEN/DINER
- HOME OFFICE
- MAIN BEDROOM WITH ENSUITE
- DUAL ASPECT LIVING ROOM
- OFF ROAD PARKING AND GARAGE
- BEAUTIFULLY MAINTAINED FRONT AND REAR GARDENS

# 22 Church Close, Buxton NR10 5ER

A beautifully presented detached property situated within a quiet cul-de-sac in the popular village of Buxton. The property boasts bright and versatile accommodation with a delightful rear garden, off road parking and a garage.



Council Tax Band: C



## DESCRIPTION

Situated in a quiet cul-de-sac within the popular village of Buxton, close to local amenities, this beautifully presented home has been updated and altered by the current owners to provide beautifully presented, bright and versatile accommodation. The internal accommodation presents a welcoming entrance hall, home office, groundfloor cloakroom, a modern fitted kitchen diner with patio doors to the rear garden and a spacious living room. To the first floor are three bedrooms; one with an ensuite, and a family bathroom. The property offers a brickweave driveway to the front for parking for multiple vehicles with access to the single garage and beautiful front and rear gardens.

## ENTRANCE HALL

Composite door to front entrance, vinyl flooring, stairs to first floor with built in storage cupboard underneath.

## HOME OFFICE

Double glazed window to front aspect, carpet, radiator.

## CLOAKROOM

Double glazed window with obscured glass to side aspect, WC, vinyl flooring, vanity unit with wash hand basin.

## KITCHEN DINER

Double glazed window to rear aspect, double glazed French doors to garden, uPVC door to side entrance, wall and base units, timber work surface with inset one and a half ceramic sink and drainer, fitted double electric oven, integrated dishwasher, space for free standing fridge freezer, space and plumbing for washing machine, integrated freezer, breakfast bar, four ring electric induction hob with cooker hood over.

## LIVING ROOM

Double glazed window to front aspect, carpet, radiator, gas fireplace.

## LANDING

Carpet, loft access with retractable loft ladder, doors to:-

## BEDROOM ONE

Double glazed window to front aspect, carpet, built in wardrobes and drawer units, radiator, door to:-

## ENSUITE

Double glazed window with obscured glass to rear aspect, walk in double shower cubicle with mains connected and rainfall shower head, vanity unit with WC and wash hand basin, extractor fan, LVT flooring, heated towel rail.

## BEDROOM TWO

Double glazed window to front aspect, fitted wardrobes, carpet, radiator.

## BEDROOM THREE

Double glazed window to rear aspect, built in wardrobe, radiator, carpet.

## BATHROOM

Double glazed window with obscured glass to rear aspect, bath with mains connected shower over, vanity unit with wash hand basin and WC, heated towel rail, LVT flooring.

## EXTERNAL

To the front the property is approached via a spacious brick weave driveway with access to the single garage, which has an up and over door, power and lighting. The front and rear gardens are both beautifully maintained with a variety of mature shrubs and flowers. The rear garden is mostly laid to lawn with a decorative raised border, shed with power supply, and a patio area with raised borders for growing vegetables.

## AGENTS NOTES

This property is Freehold.  
Mains drainage, electricity and water connected.  
Council tax band: C (Broadland)

## LOCATION

Buxton is a charming village on the River Bure, offering a peaceful rural lifestyle within easy reach of Norwich, Aylsham, and the North Norfolk coast. Surrounded by open fields and scenic walks along the Bure Valley, it's an ideal spot for those who enjoy the outdoors. Buxton offers a range of local amenities, including a village shop, primary school and hair dressers. Excellent transport links make it easy to explore the surrounding countryside and the Norfolk Broads, while the coast is just a short drive away. Buxton is approximately 10 miles from the City of Norwich and just over 3 miles from the market of Aylsham.



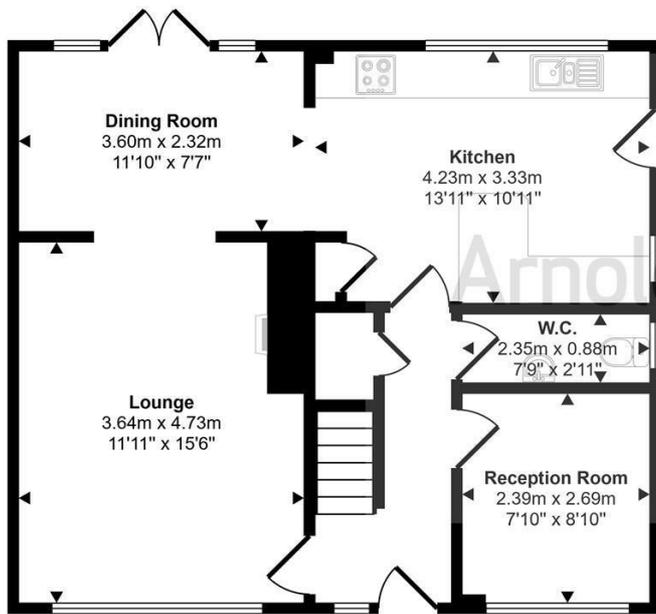
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

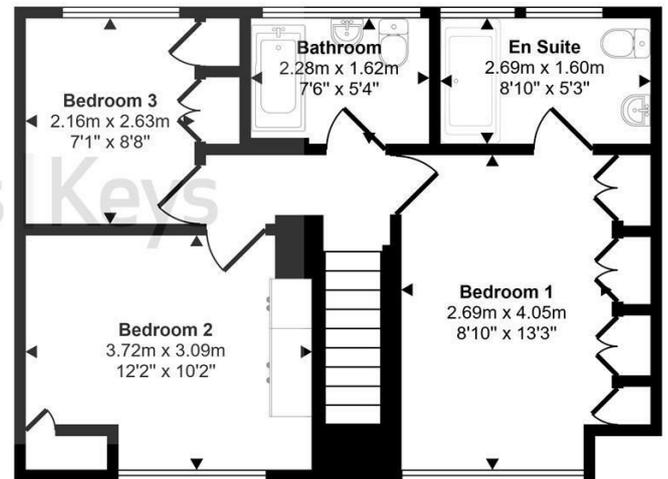
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
104 sq m / 1117 sq ft



Ground Floor  
Approx 58 sq m / 622 sq ft



First Floor  
Approx 46 sq m / 495 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

