

# Arnolds | Keys



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

Offers Over £350,000

- CUL-DE-SAC LOCATION WITHIN POPULAR VILLAGE
- WELL PRESENTED AND BRIGHT ACCOMMODATION
- OFF ROAD PARKING AND GARAGE
- DUAL ASPECT LIVING ROOM
- CLOSE TO LOCAL AMENITIES
- GENEROUS REAR GARDEN
- THREE BEDROOMS
- TWO BATHROOMS

# 16 Church Close, Buxton NR10 5ER

Situated within a cul-de-sac in the sought after village of Buxton, this attractive three bedroom detached property offers spacious, bright and versatile accommodation. The property enjoys a generous, mature rear garden with ample off road parking and a garage.



Council Tax Band: C



## DESCRIPTION

Situated within a quiet cul-de-sac in the popular village of Buxton, this well presented detached chalet boasts bright and versatile accommodation with well proportioned rooms. The property comprises a hall entrance which leads to the third bedroom (currently used as a dining room) a dual aspect living room, kitchen/breakfast room and ground floor shower room. To the first floor are two large double bedrooms with ample storage space and a bathroom. The mature rear garden is a generous size whilst the driveway provides parking for multiple vehicles and access to the single garage.

Located within easy reach of local amenities and transport links, this delightful home combines village charm with practical living.

## ENTRANCE PORCH

uPVC door to main entrance, tiled flooring, radiator.

## ENTRANCE HALL

Carpet, radiator, stairs to first floor with built in storage cupboard underneath.

## LIVING ROOM

A dual aspect room with double glazed window to front and French doors to rear aspect, carpet, three radiators, electric fireplace with timber mantle over.

## BEDROOM THREE/DINING ROOM

Double glazed window to front aspect, laminate flooring, radiator.

## SHOWER ROOM

Double glazed window with obscured glass to side aspect, fitted with corner cubicle with electric Mira shower, WC, pedestal wash hand basin, tiled flooring, radiator, extractor fan.

## KITCHEN/BREAKFAST ROOM

Double glazed window to rear and side aspect, uPVC door to side entrance, fitted with wooden fronted wall and base units with inset stainless steel one and a half sink and drainer, four ring electric hob with cooker hood over, fitted electric double oven, space and plumbing for washing machine and dishwasher, space for free standing fridge freezer, radiator, vinyl flooring.

## FIRST FLOOR LANDING

Carpeted, doors to bedrooms:

## BEDROOM ONE

Double glazed window to front aspect, built in wardrobes with sliding doors, built in cupboard housing boiler, carpet, radiator.

## BEDROOM TWO

Double glazed window to front aspect, carpet, radiator, built in eaves cupboard, fitted wardrobe and drawer units.

## BATHROOM

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite comprising bath with electric Mira shower over, pedestal wash hand basin, WC, radiator, vinyl flooring, shaver charging point.

## EXTERNAL

To the front the property is approached via a brick weave driveway with a lawned area to the front bordered by hedging. The garage features an up and over door with power and lighting. The rear garden is of a generous size and mainly laid to lawn with a paved patio seating area, borders hosting a variety of mature shrubs and a shed.

## 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, post office, fish and chip 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 town of Aylsham.

## AGENTS NOTES

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



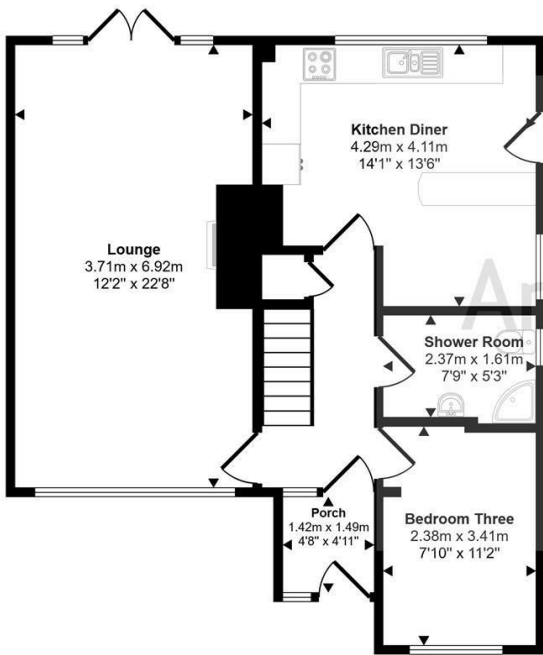
## Viewings

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

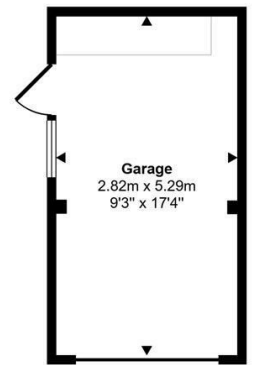
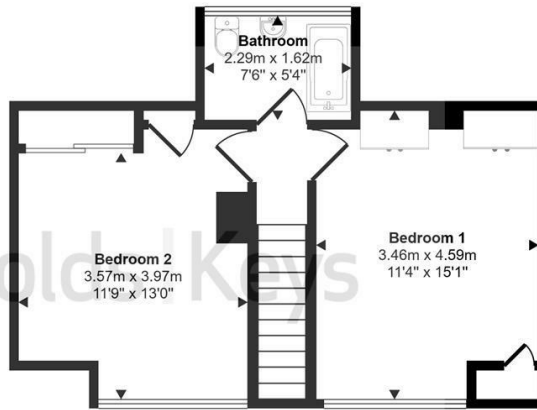
## EPC Rating:

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>			<b>75</b>
(55-68) <b>D</b>		<b>60</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  
120 sq m / 1289 sq ft



**First Floor**  
Approx 40 sq m / 430 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.

