



170 Lightwood Road, Buxton, Derbyshire, SK17 6RN

Saxton Mee

# 170 Lightwood Road

Guide Price

## £425,000

A Detached Family Home Nestled In An Envious Position With Spectacular Countryside Views.

Guide Price: £425,000 - £450,000

Nestled in a peaceful & picturesque location on the edge of Buxton, this three-bedroom detached family home has been thoughtfully upgraded & enjoys spectacular countryside views.

Recent improvements include the installation of acoustic double glazing and acoustic rock wool insulation, ensuring a quiet & comfortable interior, as well as a newly installed multi-fuel stove set within a fireplace featuring an oak mantle, adding both warmth & character to the lounge. The rear garden has been enhanced with a beautiful Indian stone patio, perfect for outdoor dining, while the majority of the property has been redecorated & many of the rooms have new window blinds.

The kitchen boasts a range of high-end upgrades, including a Franke sink, a Smeg double oven & matching Smeg gas hob. The home offers a blend of comfort & convenience, with spacious living areas & large windows that capture the breathtaking views of the surrounding countryside.

Situated on a quiet road within walking distance of Buxton's town centre & railway station, the property enjoys easy access to local shops, amenities & St Anne's Primary & St Thomas More secondary schools.

Additionally, nature lovers will appreciate the close proximity to the Lightwood Reservoir wildlife site, perfect for bird & wildlife watching.

The accommodation includes a front entrance porch leading into a welcoming hallway, a lounge/diner with countryside views, a well-equipped kitchen, a convenient WC & a rear entrance lobby.

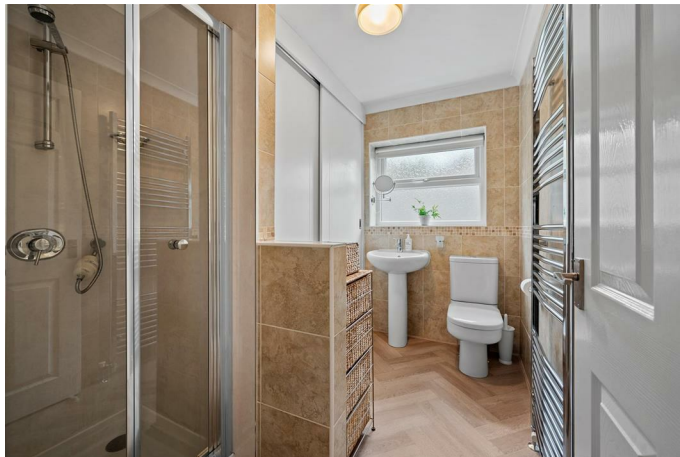
Upstairs, there are three well-proportioned bedrooms and a shower room with built in storage. The home also benefits from generous undercroft storage, perfect for additional space.

Externally, the front garden is easily maintained, while the rear tiered garden features lovely seating terraces & a timber storage shed. Off-road parking is provided.

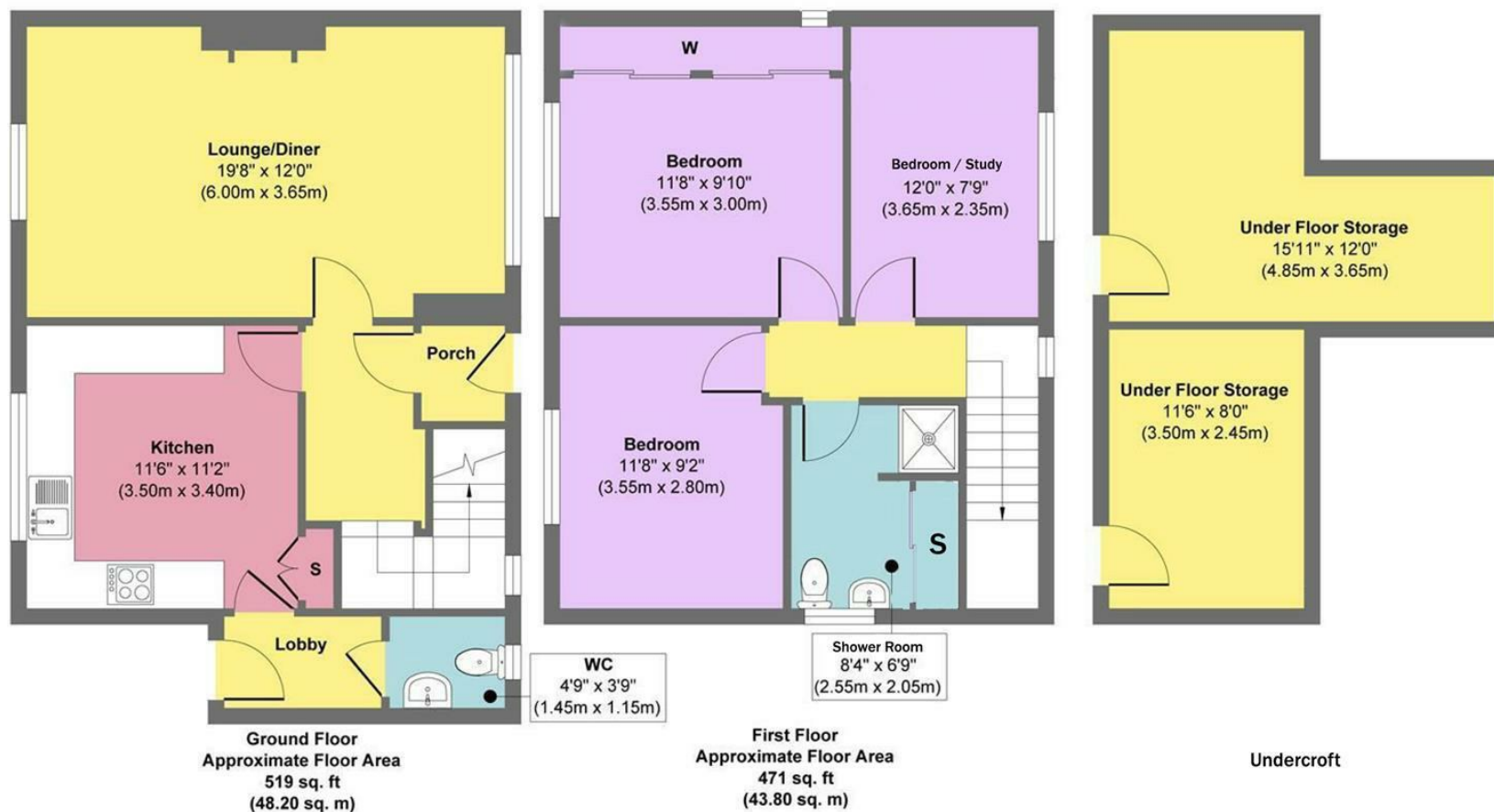


- Stunning Views Across The Surrounding Countryside
- Peaceful Picturesque, Setting Superb Bird Watching
- Recently Upgraded Throughout
- Close To A Wealth Of Local Amenities
- Easy Reach Of Cultural & Leisure Facilities
- Primary & Secondary School Catchment & Excellent Transport Links
- Easily Managed Gardens & Undercroft Storage
- Off Road Parking
- EPC: C
- Viewings: Bakewell Office





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**Approx. Gross Internal Floor Area 990 sq. ft / 92.00 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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