



Crowther|Key

SALES



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

£630,000

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7 Compton Road
 Buxton SK17 9DN

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.

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Beautifully Extended Family Home with Detached Annexe & Cellars – Re-roofed & Packed with Features!
Spacious and stylish throughout, this stunning property offers a large open-plan kitchen/diner/snug with underfloor heating, bi-fold doors, island unit & quartz worktops. Five generous bedrooms, modern bathrooms, and versatile loft rooms provide excellent family space.

Includes full cellar rooms, a detached one-bed annexe (ideal for guests or home office), and a newly paved rear patio with powered shed. Driveway parking for a few cars with EV charging point.

Popular residential area with good access to schools and town centre.

A rare find with premium upgrades, multi-fuel burner, Velux windows, UPVC throughout, and so much more!

Porch:
UPVC entrance door.

Living Room:
Multi-fuel burner, double column radiator, UPVC bay window.

Hall - 14'1" x 12'9" + bay window
Double radiator, stairs to first floor.

Superb Kitchen / Diner / Snug - 27'5" x 19'6"
Attractive fitted units and quartz worktops (Silestone), Belfast sink, tiled floor with underfloor heating. Island unit with stainless steel 5-ring gas hob. 3 built-in ovens. UPVC bi-fold doors to garden. 2 UPVC Velux windows.

Side Porch:
Velux window, UPVC door.

WC / Utility Room - 11'7" x 4'9"
Plumbing for washing machine, fitted units, worktop, inset stainless steel sink, radiator, 2 Velux windows.

Cellars:
Radiators, UPVC windows.

First Floor:

Landing

Bathroom: 11'8" x 11'2"
Three-piece suite, large shower enclosure, heated towel radiator, extractor fan, double radiator, wash hand basin in vanity unit, Kardean laminate flooring, 3 UPVC windows,

Bedroom 1: 12'7" x 12'7"
UPVC window, double radiator.

Bedroom 2: 17' x 12'9" + bay window
Fitted wardrobes, 2 double radiators, 2 UPVC windows.

Second Floor:

Landing:

Eaves storage.

Shower Room:
Tiled shower, wash hand basin in vanity unit, extractor fan, central heated towel radiator, Velux window, laminate flooring.

Bedroom 3: 13'1" x 12'7"
Velux window, radiator.

Bedroom 4: 18'10" x 12'9" max.
2 UPVC windows, 2 radiators.

Annexe 18'4" x 10'2"
Large UPVC windows and UPVC French doors, radiator.

Bedroom 5 (currently used as a gym): 11' x 8'
UPVC window, radiator.

Shower Room:
Shower, tiled flooring, UPVC window, extractor fan, radiator.

Exterior:
Attractively paved patio area, rear shed with power.

Driveway:
Parking for two cars, EV charging point.