

Church Terrace

Warslow, Buxton, SK17 0JQ



Well-presented three-bedroom home in a popular Peak District village offers stunning countryside views, a newly fitted air source heat pump and solar panels. With off-street parking, it's close to a pub, school and scenic walks.

£250,000

John German

Nestled in the Peak District National Park in Warslow is this beautifully presented three-bedroom terraced home offering a perfect blend of modern living and countryside charm. Ideal for first-time buyers or couples looking to downsize, this property boasts a newly installed air source heat pump system, improved insulation and solar panels, ensuring energy efficiency and reduced running costs. With stunning elevated views of the surrounding countryside to the front and picturesque rear views of St Lawrence Church, this home offers a beautiful setting in a sought-after village location. Off-street parking for multiple vehicles, close proximity to local amenities such as the village pub and school, and easy access to scenic country walks further enhance its appeal. Combining modern comforts with a desirable rural lifestyle.

Since the EPC was initially carried out, the seller has installed new windows, air source heating, solar panels and cavity wall insulation.

The uPVC door opens into the reception hallway which has doors off to the bathroom, breakfast kitchen, sitting room, utility room and a staircase to the first floor. Stepping into the breakfast kitchen, you'll find rolled-edge preparation surfaces, featuring an inset 1 ½ composite sink with an adjacent drainer and chrome mixer tap, complemented by tiled splashback. The kitchen offers ample storage with a range of cupboards and drawers below, as well as space for appliances, including a fridge and a freestanding electric oven with a four-ring LPG gas hob. Additional wall-mounted cupboards provide further storage, as well as two useful pantry cupboards. The kitchen enjoys a delightful outlook over the front garden, offering breathtaking views of the surrounding countryside. The utility room features a stainless steel sink, adjacent drainer, and chrome mixer tap. Beneath the sink, there is a cupboard for additional storage, along with appliance space and plumbing for a washing machine, plus room for other freestanding white goods. The room also houses the electric circuit board and provides direct access to the rear garden through a convenient uPVC door.

The sitting room is bright and inviting, offering lovely views over the rear garden and towards St Lawrence Church. A log-effect LPG gas fire serves as the room's focal point, creating a cosy atmosphere. Stepping into the bathroom, you'll find a white suite featuring a pedestal wash basin with a chrome mixer tap, a low-level WC and a bath complete with chrome fittings and a mains-powered shower.

On the first floor landing, there is a loft hatch access and doors off to the bedrooms, WC and an airing cupboard housing the hot water tank. Bedrooms one and two are both generously sized doubles, with the second bedroom offering breathtaking elevated views of the surrounding countryside. The third bedroom is a single, which could also be used as a nursery or study, providing flexibility to suit your needs. For added convenience, there is a separate WC, complete with a wash hand basin featuring a chrome mixer tap, a low-level WC and a chrome ladder-style heated towel rail.

Outside to the front of the property is a beautifully presented lawn garden with flowering herbaceous border. To the rear of the property is a beautifully presented rear garden comprising paved patio seating area with laid lawn with herbaceous flowering borders and timber shed, leading to a driveway providing off-street parking for multiple vehicles. Legal right of way driveway/access. Please note our client has informed us that there is a legal right of way to access the driveway from the road. There is also a shared passageway to the side of the property.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains.

Heating: Air source heat pump.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04102024

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Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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