



## 21 Devonshire Road

Buxton, SK17 6RZ

£495,000



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Located in a sought after residential area in the centre of the town, we are delighted to offer for sale this substantial five bedroom semi detached family home with accommodation over four floors including external access to the ground floor and lower ground floor levels. With numerous period features, some secondary glazing, gas fired central heating in the main and with air source heat pump under floor heating to the lower ground floor. The property offers three excellent reception rooms and a dining kitchen. With a garden, off road parking and a detached garage. Situated within easy reach of The Pavilion Gardens, The Opera House and the town centre with many amenities. Viewing is highly recommended.

## DIRECTIONS:

From our Buxton office turn right and bear left at the roundabout into Manchester Road. Follow the road around and turn right into Marlborough Road. At the junction, turn left into Devonshire Road and the property can be found after a short while on the left hand side.

## GROUND FLOOR

### Entrance Porch

5'9" x 4'8" (1.75m x 1.42m)

With wood effect flooring and an arched feature window.

### Entrance Hall

13'1" x 7'1" (3.99m x 2.16m)

With stairs to first floor and double radiator.

### Cloaks Cupboard

5'8" x 3'5" (1.73m x 1.04m)

With feature arched window.

### Study

14'4" x 14'3" (4.37m x 4.34m)

With feature arched sash windows to side with secondary glazing, two sealed unit double glazed windows to front, double radiator, wall mounted gas fire, ceiling cornice and picture rail.

### Lounge

16'10" x 13'2" (5.13m x 4.01m)

With a feature marble fireplace surround and mantle over with

recessed fireplace incorporating a log effect gas stove. With two double radiators, two wall light points, two arched feature sash windows to side with secondary double glazing, feature arched window to rear with secondary double glazing, ceiling cornice and picture rail.

## LOWER GROUND FLOOR

### Hallway

14' x 9' (4.27m x 2.74m)

Double radiator, door to outside, wall mounted shelving and space for fridge/freezer. With air source heat pump under floor heating.

### Dining Kitchen

16'9" x 13'1" (5.11m x 3.99m)

Fitted with an excellent quality range of base and eye level units and work surfaces incorporating a 1 1/2 bowl Franke single drainer sink unit with tiled splashbacks. With Rangemaster range cooker with five ring hob, space and plumbing for a washing machine and space for fridge/freezer. With integrated Neff dishwasher and ceiling downlighters. Four wall light points, double radiator and secondary glazed sash windows to side and rear. Tiled flooring with under floor air source heat pump heating. Glazed double doors leading through into the sitting room.

### Sitting Room

13'11" x 13'6" (4.24m x 4.11m)

With four wall light points, double radiator and secondary double glazed sash window to side. With air source heat pump under floor heating.

### Shower Room

5'6" x 4'4" (1.68m x 1.32m)

Fully tiled and fitted with a tiled and glazed cubicle with shower, low level suite wc and pedestal wash hand basin. With extractor fan and frosted window.

### Store Room

17'9" x 6'7" (5.41m x 2.01m)

With stone flagged flooring, stone shelving, wall mounted combination central heating and hot water boiler and hot water tank.

## FIRST FLOOR

### Landing

19' x 3'7" (5.79m x 1.09m)

With stairs to the second floor and good size storage cupboard.

### Bedroom One

14'5" x 14'5" (4.39m x 4.39m)

With two arched feature sash windows to the front and side with secondary double glazing and with double radiator.

### Bedroom Two

16'6" x 14'2" (5.03m x 4.32m)

With an arched feature sash window with secondary double glazing to side and rear and with double radiator.

### Bathroom

8'8" x 5'8" (2.64m x 1.73m)

Fully tiled throughout and with a free standing cast iron claw foot bath, low level suite wc and pedestal wash hand basin. With single radiator and frosted secondary double glazed sash window.

## SECOND FLOOR

### Landing

9' x 3'7" (2.74m x 1.09m)

With sealed unit double glazed loft window and good size storage cupboard.

### Bedroom Three

14'6" x 14'2" (4.42m x 4.32m)

With a feature arched sash window with secondary glazing to front and with a double radiator. Sealed unit double glazed Velux loft window.

### Bedroom Four

13'4" x 10'7" (4.06m x 3.23m)

With double radiator and sealed unit double glazed Velux window. With feature arched sash window to rear with secondary glazing.

### Bedroom Five

9'10" x 5'5" (3.00m x 1.65m)

Double radiator, sealed unit double glazed loft window and feature arched sash window to rear with secondary glazing.

## OUTSIDE

### Driveway and Garden

At the front of the property there is a tarmacadom driveway suitable for the off road parking of several vehicles. There is a rockery style garden with mature plants, flowers and shrubs and there are steps leading down to the entrance to the lower ground floor accommodation. To the side of the property there is a tarmacadom driveway leading to a lawned garden with access onto Manchester Road.

### Detached Garage

With metal up and over door and light and power.



## Road Map



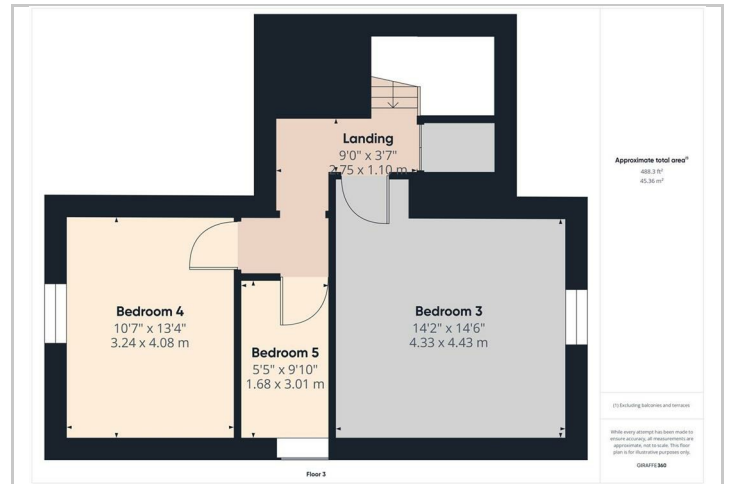
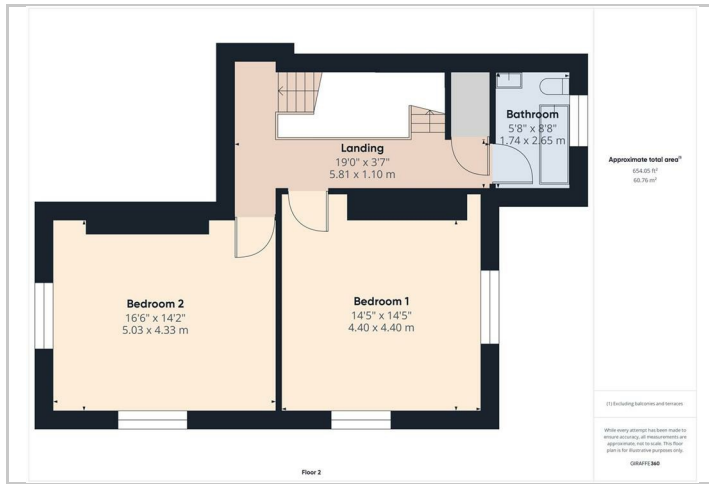
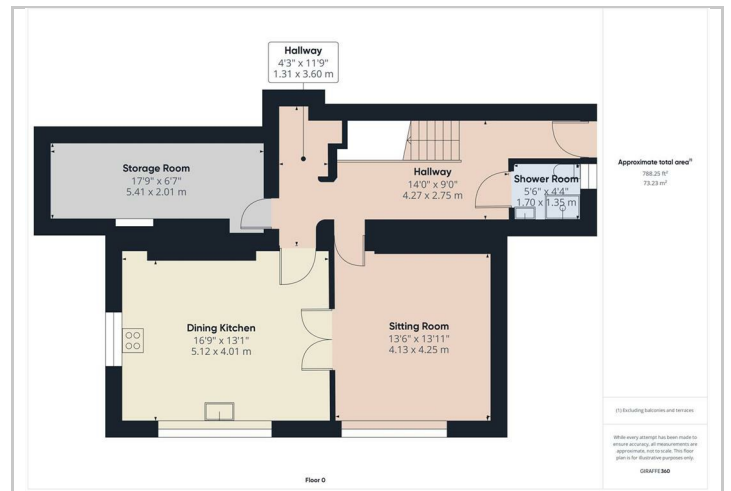
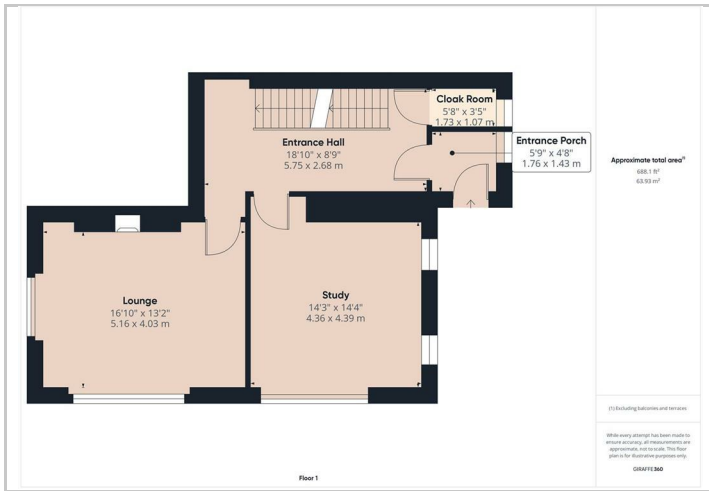
## Hybrid Map



## Terrain Map



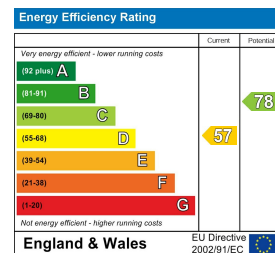
## Floor Plans



## Viewing

Please contact our Jon Mellor & Company Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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1 Grove Parade, Buxton, Derbyshire, SK17 6AJ

Tel: 01298 24383 Email: [info@jonmellor.co.uk](mailto:info@jonmellor.co.uk) <https://www.jonmellor.co.uk>