



# 21 Wye Head Close

Buxton, SK17 9AX

£525,000



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Tenure Freehold Council Tax Band E



An incredibly rare opportunity to acquire this stunning four bedroom, three bathroom detached family home in a sought after cul-de-sac location of only a few properties and backing onto fields. Superbly presented throughout and benefitting from uPVC sealed unit double glazing and combi gas fired central heating throughout, this property also benefits from having solar panels which contribute significantly towards the annual running costs. There is off road parking for a number of vehicles, as well as a detached double garage with light and power and manicured gardens both front and rear. An internal inspection is highly recommended.

## DIRECTIONS

From our Buxton office bear left and proceed up Terrace Road, across The Market Place to the London Road traffic lights. Turn right into West Road and follow the road until it becomes Macclesfield Road. After a short while, Wye Head Close can be seen on the right hand side. Turn into Wye Head Close, bear to the right and the property will be seen at the end of the cul-de-sac.

## GROUND FLOOR

### Entrance Porch

6'7" x 3'10" (2.01m x 1.17m)

With tiled flooring, uPVC front entrance door and uPVC sealed unit double glazed windows to front.

### Entrance Hall

8'4" x 6'3" (2.54m x 1.91m)

With wood effect Karndean flooring, telephone point, stairs to first floor and single radiator. Cupboard housing Alpha combination central heating and hot water boiler.

### Shower Room/W.C.

Low level W.C., wall mounted wash hand basin and glazed shower cubicle and shower. With Karndean flooring, extractor fan, heated towel rail and frosted uPVC sealed unit double glazed window.

### Kitchen

11'7" x 8'5" (3.53m x 2.57m)

Fitted throughout with an excellent quality range of base and eye level units and granite working surfaces, with an integrated one and a half bowl stainless steel single drainer sink unit with tiled splashbacks. With Neff four ring stainless steel gas hob with extractor over, stainless steel Neff oven and grill and breakfast bar. With tiled flooring, two uPVC sealed unit double glazed windows to rear and glazed door through into the dining room.

### Utility Room

8'4" x 7'11" (2.54m x 2.41m)

With tiled flooring, and a range of base and eye level units with granite working surfaces. With space and plumbing for a washing machine and space and plumbing for a dishwasher. Walk in pantry, glazed door through into the entrance hall and uPVC sealed unit double glazed window and door to side.

### Dining Room

11'6" x 8'5" (3.51m x 2.57m)

With wood effect Karndean flooring, glazed doors through into the lounge and sliding uPVC sealed unit double glazed patio doors into the conservatory.

### Lounge

14'11" x 11'7" (4.55m x 3.53m)

With wood effect Karndean flooring throughout. Decorative wooden fireplace surround with mantel over, incorporating a cast iron log effect gas stove. With T.V., aerial point, double radiator and uPVC sealed unit double glazed window to front. Glazed door through into the entrance hall.

### Conservatory

8'0" x 7'1" (2.44m x 2.16m)

With tiled flooring, underfloor heating, uPVC sealed unit double glazed throughout with double doors leading out to the patio and garden beyond.

## FIRST FLOOR

### Landing

9'0" x 6'0" (2.74m x 1.83m)

With loft access and single radiator. Airing cupboard with stainless steel heated towel radiator.

### Bedroom One

18'1" x 8'7" (5.51m x 2.62m)

With single radiator and uPVC sealed unit double glazed window to front.

### En-suite Shower Room

6'0" x 5'5" (1.83m x 1.65m)

Part tiled and fitted with a suite comprising a fully tiled and glazed shower cubicle and shower, low level W.C., and pedestal wash hand basin. Single radiator, extractor fan and frosted uPVC sealed unit double glazed window.

### Bedroom Two

13'3" x 8'5" (4.04m x 2.57m)

With single radiator and uPVC sealed unit double glazed window to front.

### Bedroom Three

10'1" x 8'5" (3.07m x 2.57m)

With single radiator and uPVC sealed unit double glazed window.

### Bedroom Four

8'6" x 5'10" (2.59m x 1.78m)

With single radiator, uPVC sealed unit double glazed window and built in storage cupboard.

### Bathroom

Part tiled and fitted with an excellent quality suite, comprising a panelled bath with shower over and shower screen, low level W.C., and pedestal wash hand basin. With single radiator, extractor fan and frosted uPVC sealed unit double glazed window.

### OUTSIDE

#### Double Garage

16'11" x 14'4" (5.16m x 4.37m)

With two metal up and over doors.

#### Gardens and Driveway

To the front of the property there are well stocked mature flower beds with a flagged pathway and lawned garden. There is a substantial Tarmac driveway area leading to the double garage. The rear garden is mainly laid to lawn with many mature flowers, trees and shrubs etc. With gravelled and flagged patio area. There is a summer house and garden storage shed.



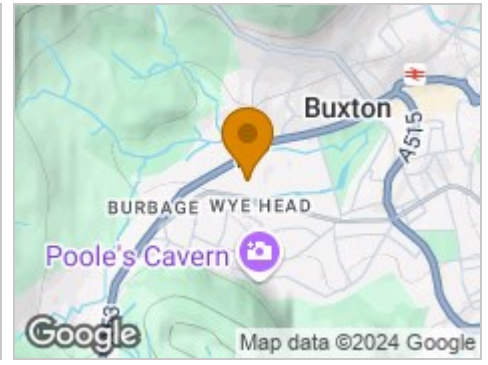
## Road Map



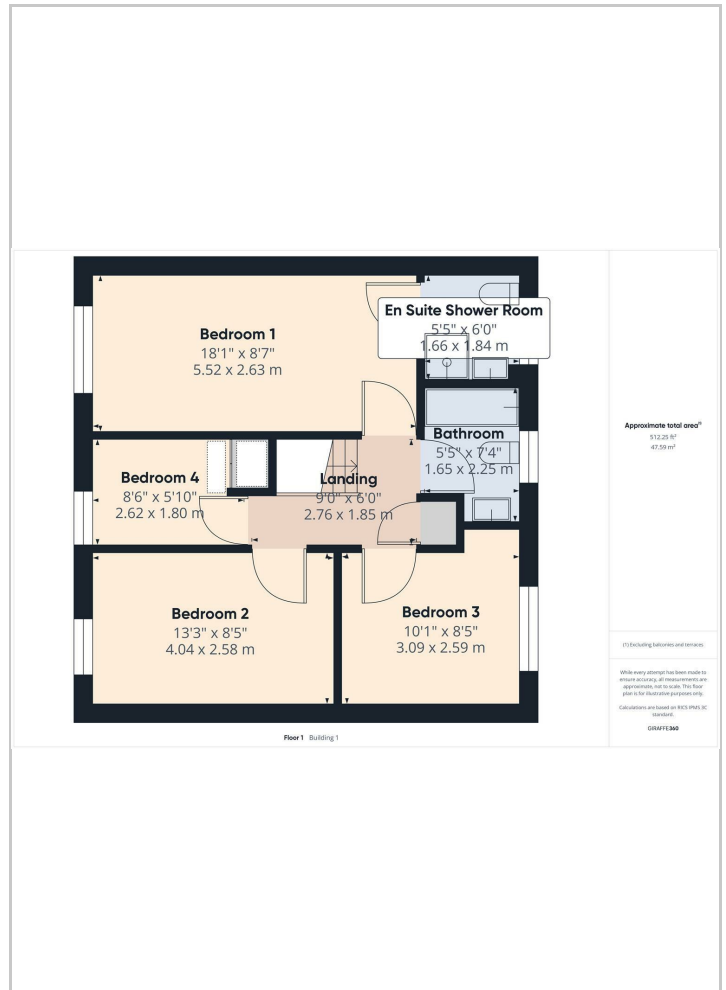
## Hybrid Map



## Terrain Map



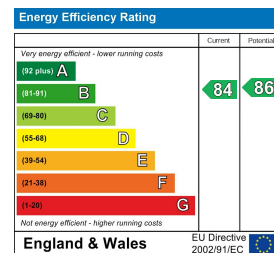
## Floor Plans



## 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@mellors.org.uk](mailto:info@mellors.org.uk) [www.mellors.org.uk](http://www.mellors.org.uk)