



Parkhurst Cottage 11 Park Road

Buxton, SK17 6SG

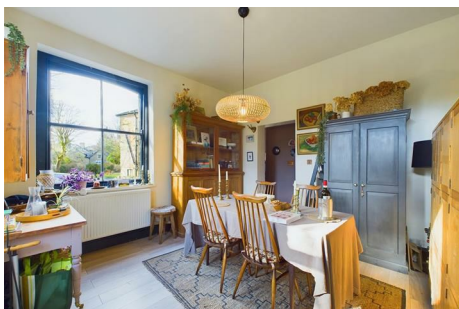
£450,000



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Tenure Freehold Council Tax Band D



A superbly located, stunning three bedroom, three reception detached stone cottage set in private grounds within walking distance of the town centre, Pavilion Gardens and Buxton Opera House. Benefitting from gas fired central heating throughout this characterful, spacious family home has off road parking for several vehicles, flagged patio seating areas and a lawned area. Parkhurst Cottage should be viewed to be fully appreciated..

Directions:

From our Buxton office turn right and bear left at the roundabout. Follow the road to the right into Manchester Road and after a short while turn left into Park Road. At the junction, turn left and then immediate left into Parkhurst House. Proceed along the private driveway and Parkhurst Cottage will be seen on the left hand side.

GROUND FLOOR

Entrance Hall

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

With stripped wooden flooring, feature stained glass front entrance door and Victorian style radiator. Sash widow to front.

Under stairs Cloakroom

With low-level w.c.

Lounge

16'1" x 15'10" (4.90m x 4.83m)

With stripped wooden flooring throughout, a feature recessed fireplace with cast iron log burning stove, two Victorian style radiators and three sash windows to rear. TV aerial point.

Dining Room

11'11" x 11'8" (3.63m x 3.56m)

With stripped wooden flooring, built-in storage cupboard, two Victorian style radiators and two sash windows.

Breakfast Room

12'0" x 11'7" (3.66m x 3.53m)

With wood effect laminate flooring, double radiator, two sash windows and door to outside. Archway through into the kitchen.

Kitchen

12'1" x 5'11" (3.68m x 1.80m)

Fitted with a range of base and eye level units and working surfaces incorporating a stainless steel single drainer sink unit with tiled splash back. Space for a fridge freezer, space for a larder fridge and space for a larder freezer. Integrated oven with four ring ceramic hob and stainless steel extractor fan over. Single radiator, two sealed unit double glazed windows and two Velux sealed unit double glazed loft windows.

FIRST FLOOR

Landing

15'11" x 2'10" (4.85m x 0.86m)

With loft access.

Bedroom One

12'2" x 12'0" (3.71m x 3.66m)

With feature cast iron fireplace and mantelpiece over, wall mounted radiator and two sash windows.

Bedroom Two

15'9" x 9'7" plus bay (4.80m x 2.92m plus bay)

Two double radiators and sash bay window to rear.

Bedroom Three

12'2" x 12'0" (3.71m x 3.66m)

With radiator and two sash windows.

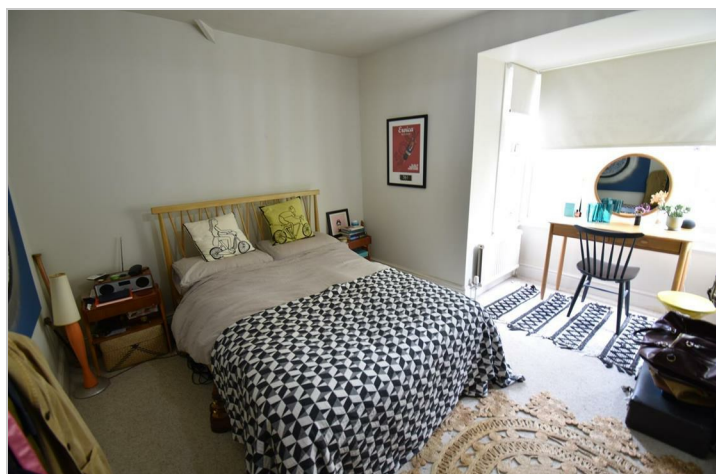
Bathroom

12'8" x 8'9" (3.86m x 2.67m)

Fitted with a good quality suite comprising a panelled bath with mixer shower over and shower screen, low-level w.c. and pedestal washbasin. Single radiator and two frosted sash windows.

OUTSIDE

There is off road parking for several vehicles to either side of the property, a good sized flagged patio with mature bushes, shrubs, trees etc. and a further lawned area.



Road Map



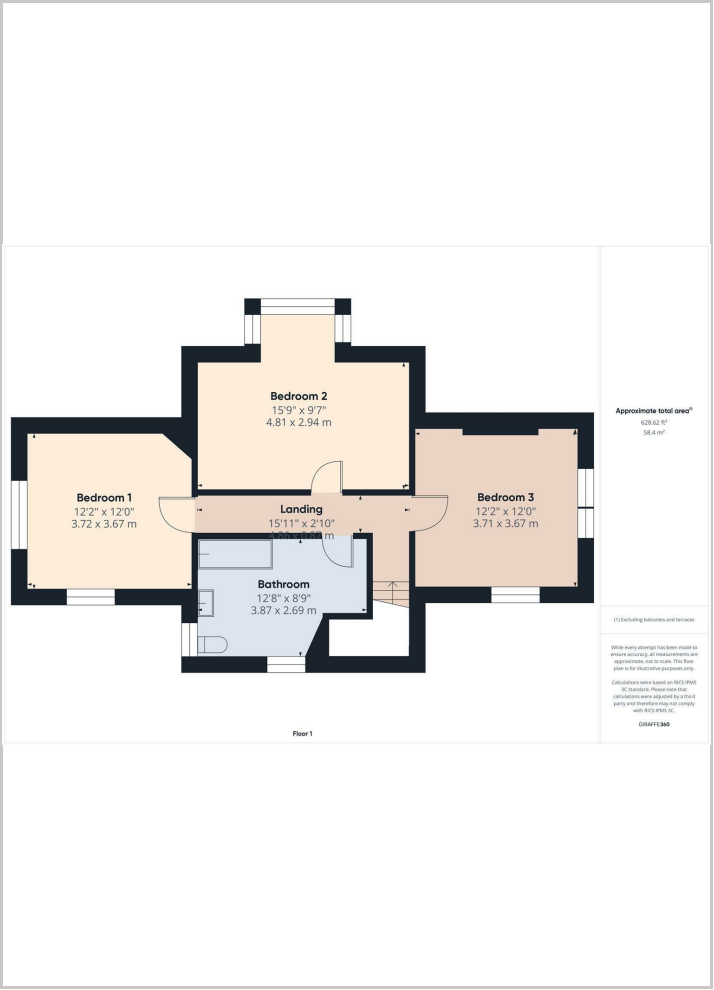
Hybrid Map



Terrain Map



Floor Plans



Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

