



# 1 Watford Road

Buxton, SK17 6XF

£699,950





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Tenure Freehold Council Tax Band F



We are delighted to offer for sale this stunning detached family home in a highly sought after residential location, which has been extended and modernised to an extremely high standard by our clients within recent years. Offering extensive ground floor accommodation with open plan dining kitchen and living room ideal for the modern family, a utility room, open plan dining room and lounge and a further games room/office. There is a ground floor cloakroom and four good sized bedrooms with a master en-suite, plus a further family bathroom. Benefitting from combi gas fired central heating, uPVC sealed unit double glazing throughout, a single garage and off road driveway with parking for numerous vehicles. Within easy walking distance of the Cavendish Golf Club and the Pavilion Gardens, Buxton Opera House and the town centre with it's many amenities. This fabulous family home should be viewed to be fully appreciated.

## DIRECTIONS:

From our Buxton office turn right and bear left at the roundabout. Take the third left turning into St Johns Road and continue along this road for a while, taking the second right turning into Carlisle Road. Take the second left turning into Watford Road and the property can be seen on the left hand side.

## GROUND FLOOR

### Front Porch

7'2" x 2'2" (2.18m x 0.66m)

With frosted uPVC sealed unit double glazed window and quarry tiled floor.

### Entrance Hall

6'5" x 6'3" (1.96m x 1.91m)

With wood effect laminate flooring, single radiator, stairs to first floor and under stairs storage cupboard.

### Storage Cupboard

5'3" x 2'11" (1.60m x 0.89m)

### Cloakroom

6'4" x 3'11" (1.93m x 1.19m)

With low-level w.c., pedestal washbasin, single radiator and frosted uPVC sealed unit double glazed window.

## Open Plan Dining Kitchen/Living Room

### Dining Kitchen

23'1" x 12'6" (7.04m x 3.81m)

With wood effect flooring throughout and fitted with an excellent quality range of base and eye level units and wooden working surfaces incorporating a 1 1/2 bowl stainless steel single drainer sink unit with tiled splash back. With integrated ceramic seven ring Stoves range cooker with extractor fan over, integrated dishwasher and integrated fridge freezer. With breakfast bar, uPVC sealed unit double glazed windows to rear, three Velux sealed unit double glazed loft windows and uPVC double patio doors leading out to the patio and gardens beyond. Door to utility room.

### Living Room

16'2" x 7'0" (4.93m x 2.13m)

With uPVC sealed unit double glazed windows to front and rear, TV aerial point and glazed door leading through into the dining room.

### Utility Room

12'8" x 5'4" (3.86m x 1.63m)

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 and plumbing for a washing machine, space for a tumble dryer, two uPVC sealed unit double glazed windows, double radiator and frosted uPVC double glazed door to outside. Wall mounted Alpha combination central heating and hot water boiler.

### Dining Room

11'1" x 9'11" (3.38m x 3.02m)

With window seat and uPVC sealed unit double glazed picture window overlooking the rear garden, steps leading to the lounge.

### Lounge

16'9" x 13'5" (5.11m x 4.09m)

With a recessed fireplace surround, three wall light points and uPVC sealed unit double glazed window to front. Bi-fold sealed unit double glazed doors leading out to the patio and garden beyond.

Tel: 01298 24383

### Games Room/Office

20'0" x 8'10" (6.10m x 2.69m)

With uPVC sealed unit double glazed window to rear, two wall light points, single radiator, TV aerial point and uPVC sealed unit double glazed window to front.

### FIRST FLOOR

#### Landing

16'4" x 6'3" (4.98m x 1.91m)

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

#### Bedroom One

17'5" x 9'3" (5.31m x 2.82m)

With single radiator, built-in storage cupboard and uPVC sealed unit double glazed window overlooking the rear garden.

#### En-Suite Shower Room

7'0" x 7'0" (2.13m x 2.13m)

With a fully tiled and glazed double shower unit and rainfall shower, low-level w.c., vanity washbasin with storage below, extractor fan and frosted uPVC sealed unit double glazed window.

#### Bedroom Two

15'0" x 8'11" (4.57m x 2.72m)

With single radiator, built-in double wardrobe and uPVC sealed unit double glazed window with views to the rear garden.

### Bedroom Three

11'11" x 7'7" (3.63m x 2.31m)

With single radiator, built-in double wardrobe and uPVC sealed unit double glazed window to side.

### Bedroom Four

9'11" x 7'10" (3.02m x 2.39m)

With single radiator, hanging space and shelving and uPVC sealed unit double glazed window with views to the rear garden.

### Bathroom

7'2" x 6'3" (2.18m x 1.91m)

Fitted with a panelled bath with shower over and shower screen, low-level w.c., vanity washbasin with storage below, extractor fan and frosted uPVC sealed unit double glazed window.

### GARAGE

18'11" x 8'0" (5.77m x 2.44m)

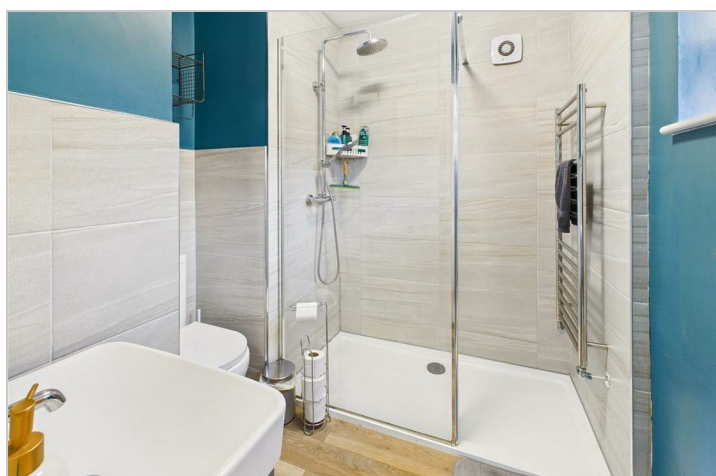
With metal up and over door, light and power and door to rear.

### OUTSIDE

To the front of the property there is a double tarmacked driveway with in and out gated entrances and off road parking for a number of vehicles.

### GARDEN

To the rear of the property there are substantial patio areas overlooking the garden, which is mainly laid to lawn with many mature bushes, fir trees, shrubs etc.





Road Map



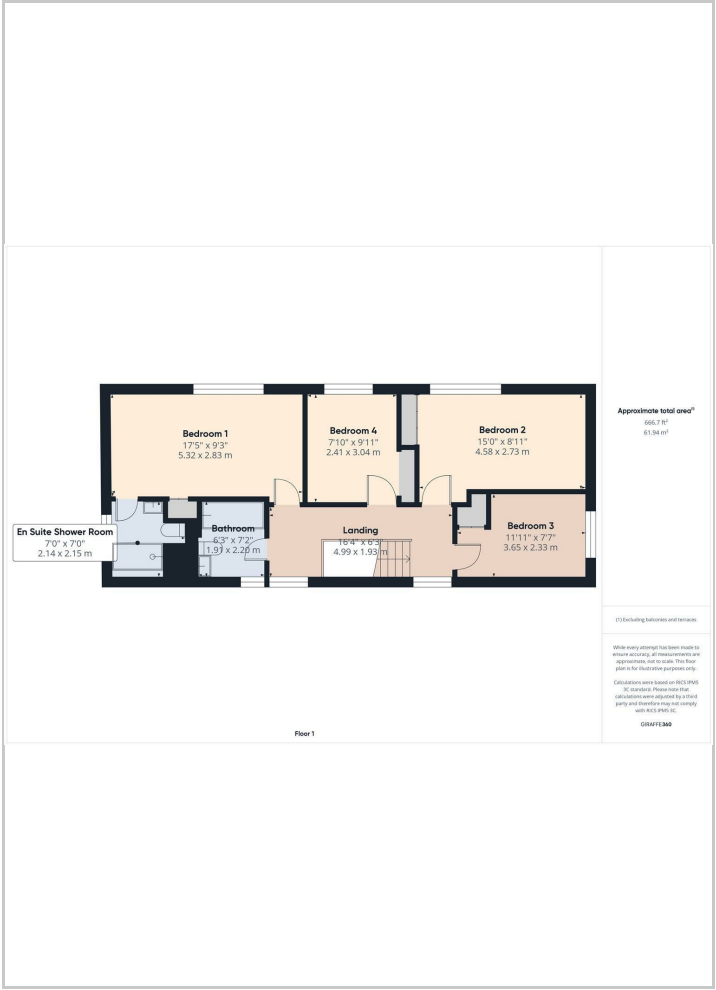
Hybrid Map



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

