



Griff House 2 Compton Road

Buxton, SK17 9DN

£650,000



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Tenure Freehold Council Tax Band E



We are delighted to offer for sale this substantial six bedroom, six bathroom, semi-detached home in a highly desirable central residential area of Buxton. Upgraded, maintained and improved to the very highest of standards by our clients, Griff House is offered for sale as a superbly equipped family home. Benefitting from sealed unit double glazing and combi gas fired central heating throughout, as well as excellent lower ground storage cellars. There are gardens at the front and side of the property with a delightful flagged patio seating area and driveway parking for a number of vehicles. Within easy reach of Buxton and it's many amenities including the Pavilion Gardens and the Buxton Opera House. This superbly maintained and presented family home should be viewed to be fully appreciated.

Directions:

From our Buxton office bear left up Terrace Road over the Market Place to the London Road traffic lights. Take the second right hand turn onto Green Lane, then first left onto Compton Road, where Griff House can be found on the right hand side on the corner.

Entrance Porch

5'3" x 4'7" (1.60m x 1.40m)

With decorative tiled flooring and sealed unit double glazed sash window to side. Stained glass door into the hallway.

Hallway

10'0" x 5'6" (3.05m x 1.68m)

With stairs to first floor, single radiator and door to storage cellars.

Cellar Room One

15'4" x 12'1" (4.67m x 3.68m)

With light and power, flagstone floor and storage cupboard.

Cellar Room Two

4'9" x 16'11" (1.45m x 5.16m)

With light and power, flagstone floor and wooden racking.

Lounge

15'8" x 14'1" (4.78m x 4.29m)

With a feature stone fireplace surround and mantelpiece over with recessed fireplace incorporating a cast iron log burning stove. With two double radiators, decorative ceiling cornice, sealed unit double glazed bay window to front and sealed unit double glazed sash window to side.

Dining Room

14'10" into bay x 10'9" (4.52m into bay x 3.28m)

With ceiling cornice, double radiator, three wall light points and sealed

unit sealed unit double glazed bay window to side. Hatchway leading through into the dining kitchen.

Kitchen

19'8" x 11'11" (5.99m x 3.63m)

Fitted with an excellent quality range of base and eye level units and granite working surfaces incorporating a 1 1/2 stainless steel single drainer sink unit. With a further stainless steel circular bowl sink unit, space and plumbing for a washing machine and space and plumbing for a dishwasher. Space for a larger fridge and space for a larger freezer, Rangemaster Range oven with five ring induction hob (available by separate negotiation). Sealed unit double glazed sash window to rear and sealed unit double glazed sash window to side. Tiled flooring throughout.

Inner Hallway

4'4" x 3'6" (1.32m x 1.07m)

With a frosted sealed unit double glazed door.

Cloakroom

4'8" x 2'5" (1.42m x 0.74m)

With a low level w.c., single radiator and wall mounted washbasin. Vaillant wall mounted combination boiler and sealed unit double glazed sash window.

Utility Room

7'3" x 4'5" (2.21m x 1.35m)

With two substantial hot water tanks and frosted sealed unit double glazed sash window.

FIRST FLOOR

Landing

17'11" x 6'8" (5.46m x 2.03m)

With ceiling cornice, good sized storage cupboard and stairs to second floor.

Bedroom One

15'10" into bay x 13'6" (4.83m into bay x 4.11m)

With decorative ceiling cornice, two double radiators and sealed unit double glazed bay window to front.

En-suite Bathroom

6'8" x 5'4" (2.03m x 1.63m)

Fitted with an excellent quality suite comprising of a panelled bath with shower over and shower screen, low-level w.c. and wall mounted washbasin. Stainless steel heated towel rail, single radiator and frosted sealed unit double glazed sash window to side.

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Bedroom Two

16'1" x 11'9" (4.90m x 3.58m)

With decorative ceiling cornice, double radiator and sealed unit double glazed sash window to rear and sealed unit double glazed sash window to side.

En-suite Shower Room

9'7" x 3'0" (2.92m x 0.91m)

With a mermaid board and glazed shower cubicle and shower, low-level w.c. and wall mounted washbasin. Stainless steel heated towel rail and frosted sealed unit double glazed sash window.

Bedroom Three

12'2" x 8'10" (3.71m x 2.69m)

With decorative ceiling cornice, built-in triple wardrobe, single radiator and sealed unit double glazed sash window to side.

SECOND FLOOR

Landing

18'1" x 6'9" (5.51m x 2.06m)

With built-in storage cupboard and light well to the loft.

Bedroom Four

14'0" x 13'1" (4.27m x 3.99m)

With double radiator and sealed unit double glazed sash window to front.

En-suite bathroom

6'9" x 5'7" (2.06m x 1.70m)

Fitted with an excellent quality suite comprising of a panelled bath with shower over and shower screen, low-level w.c. and wall mounted washbasin. Stainless steel heated towel rail.

Bedroom Five

12'3" x 12'1" (3.73m x 3.68m)

With double radiator and sealed unit double glazed sash window to side.

En-suite Shower Room

7'2" x 6'0" (2.18m x 1.83m)

With a mermaid board and glazed shower cubicle and shower, low-level w.c. and wall mounted washbasin. Extractor fan and frosted sealed unit double glazed sash window to side.

Bedroom Six

12'2" x 11'11" (3.71m x 3.63m)

With double radiator and sealed unit double glazed sash window.

OUTSIDE

To the front of the property there are mature well stocked flowerbeds with bushes, shrubs and trees etc. and a pathway leading to the front and side of the property.

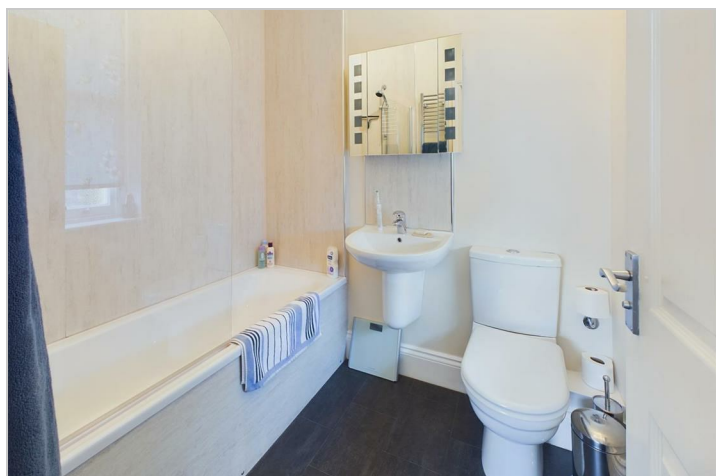
To the side of the property there is a flagged seating patio area and beyond a Tarmacadam hard standing suitable for the off road parking of a number of vehicles.

Garage

With light and power

N.B.

Please note 4 Compton Road has right of pedestrian and vehicular access at the rear of Griff House.



Road Map



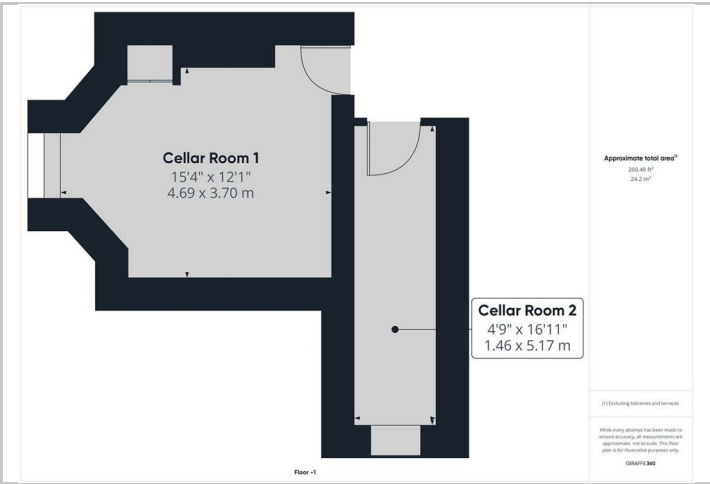
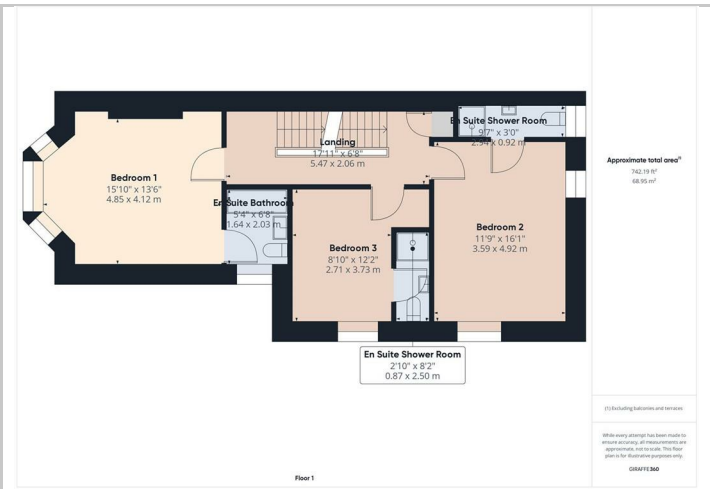
Hybrid Map



Terrain Map



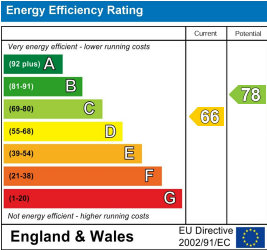
Floor Plans



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.

Energy Efficiency Graph



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