



32 White Knowle Road  
Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

## 32 White Knowle Road

Buxton

Derbyshire, SK17 9NH



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### Offers In The Region Of

£659,950

#### Porch

With Upvc front entrance door and Upvc windows. Parquet style red quarry tile flooring. Timber door with stain glass window leading to:

#### Entrance Hall

Spacious entrance hallway with stairs leading to the first floor. Sash original stained glass window to side with secondary glazing. Engineered oak flooring. Ceiling coving and radiator. Doors off leading too:

#### Lounge

Upvc double glazed sash style bay window to front. Original cast iron open fire with tiled surround. Radiator, Ceiling coving and picture rail.

#### Dining Room

Two Upvc double glazed sash style windows to front. Exposed feature brick chimney breast with log burning stove and hearth. Radiator, Ceiling coving and picture rail.

#### Kitchen Diner

Fitted with a bespoke wooden handmade kitchen, which consists of wall and base units with drawers, plate stand and wine rack with work surface over incorporating stainless steel sink with mixer tap over. With integrated appliances including, dishwasher, washing machine, fridge and freezer, four ring gas hob and electric oven with extractor hood over.

Feature exposed brick chimney breast with gas fired Aga with spotlight lighting above. Further island workspace with base units below. Tiled splashbacks and tiled flooring.

Upvc double glazed window to rear and side. Sash window to side.

Great sized Kitchen larder which has further shelving with Upvc window to side. Wall mounted 'Valliant' gas boiler.

#### Conservatory

Upvc constructed conservatory with door leading to rear garden.

#### Downstairs Wc

Dual flush WC with wash hand basin. Tiled flooring. Radiator. Upvc double glazed obscure window to rear.

#### Cellars

Coal Shoot

Room 1- Window to front. Original cast iron fireplace. Original stone sink. Housing gas and electricity meters. Power and lighting.

Room 2- Window to front. Original work benches with stone worktops. Power and lighting.

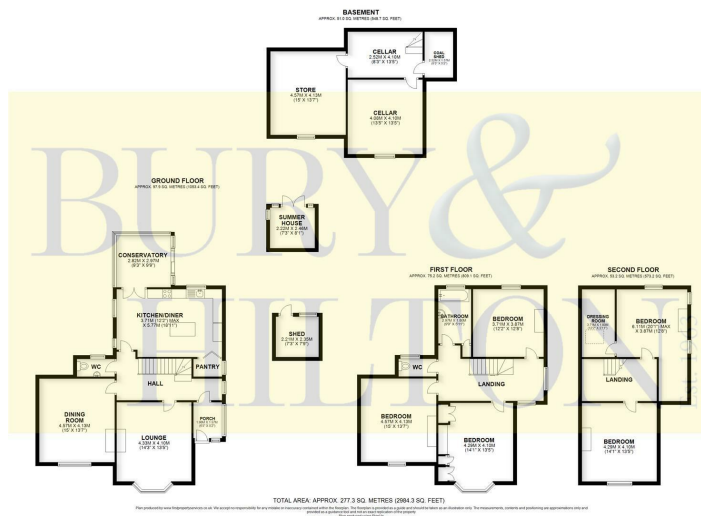


Buxton - 0129827524



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# Accommodation

**First Floor Landing**  
Spacious landing with Upvc double glazed sash style windows to front and side. Radiator. Ceiling coving. Stairs leading to Second floor.

**Bathroom**  
Fitted with a panelled bath with electric shower over and 'Balterley' wash hand basin. Airing cupboard housing the hot water tank and cylinder. Obscure Upvc double glazed window to rear. Fully tiled walls. Radiator.

**Separate Wc**  
Wc. Obscure double glazed Upvc window to rear. Radiator. Part tiled walls.

**Bedroom**  
Upvc double glazed sash style window to front. Cast iron original decorative fireplace with tiles. Radiator. Ceiling coving and picture rail. \*\*\*

**Bedroom**  
Bay upvc double glazed sash style window to front with three radiators. Two built in wardrobes. Original decorative cast iron fire place with tiles. Ceiling coving and picture rail.

**Bedroom**  
Upvc double glazed window to rear. Decorative cast iron fireplace. Ceiling coving and picture rail. Radiator.

**Second Floor Landing**  
Radiator. Loft void access.

**Bedroom**  
Upvc double glazed sash style window to front. Radiator. Decorative cast iron fireplace.

**Bedroom**  
Upvc double glazed window to rear and two Upvc double glazed windows to side. Decorative cast iron fire place. Two radiators. Door leading too:

**Dressing Room**  
Velux style window to side.

**PLEASE NOTE**  
\*\*\* Our vendor has advised that there is a blocked off area to the second floor which has never been used by them which is a similar size to the bedroom below on the first floor.

**Outside**  
To the front of the property there is a tarmacked driveway to provide off road parking for several vehicles. There is a further front garden laid mainly to lawn with mature boarders with trees and shrubs. There is gated access to the rear of the property from the front. To the rear of the property there is an enclosed garden with lawn area, with paved patio area and block paved pathway. A picket fence separates the main garden to a further area which has vegetable patch beds. Fence boundaries to sides and dry stone wall boundary to rear. Please be advised, the area to the rear of the garden has a pending status of a 'village green'.

EPC- BAND E  
FREEHOLD  
HPBC- BAND E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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