



23 Errwood Avenue

Buxton, Derbyshire, SK17 9BD

Offers in the region of £500,000



"Space, comfort and warmth - the foundations of every family home."

****Back to the market due to a chain collapse****

A well presented and deceptively spacious four bedroom family home occupying a highly sought after residential position in Buxton. Offering versatile accommodation, generous open plan living spaces and beautifully maintained gardens, the property is ideally located close to highly regarded schools, local amenities and the town centre.



Denise White Estate Agents Comments

This well presented and deceptively spacious family home occupies a highly sought after residential position within the popular spa town of Buxton, ideally situated just off Temple Road and within easy reach of highly regarded schools, local amenities and the town centre. Offering versatile accommodation arranged over two floors, the property has been thoughtfully configured to suit modern family living, combining generous open plan spaces with flexible bedroom accommodation and beautifully maintained gardens.

The accommodation is entered via a welcoming entrance hallway which immediately sets the tone for the spacious accommodation beyond. Positioned to the front aspect is a cosy sitting room, creating the perfect retreat for quieter evenings, whilst alongside sits a sizeable and well appointed ground floor family bathroom. The ground floor also benefits from a versatile double bedroom, ideal for guests, dependent relatives or those seeking home office space, together with a useful utility room.

Undoubtedly the heart of the home is the superb open plan living kitchen which spans the full width of the rear of the property. Fitted with a range of modern units incorporating integrated appliances, the kitchen offers ample space for a dining table and chairs whilst seamlessly opening into a generous lounge area centred around a charming multi-fuel stove. This wonderful sociable space is perfectly suited to both everyday family life and entertaining alike. Double doors lead through into a large conservatory which enjoys delightful views across the rear garden and provides an additional reception area flooded with natural light.

To the first floor, the property continues to impress with three excellent sized double bedrooms, two of which benefit from built in storage facilities. The bedrooms are serviced by a useful first floor WC, adding practicality for family living.

Externally, the property is approached over a generous driveway providing ample off-road parking alongside a spacious lawned frontage. Gated access to the side leads through to a lovely private and enclosed rear garden, beautifully maintained with paved patio seating areas set amongst well kept lawns and mature planting, creating an ideal outdoor space for both relaxation and entertaining. The garden further benefits from two useful garden stores providing excellent additional storage.

The property enjoys an enviable position just off Temple Road, ideally located between two of Buxton's highly regarded schools and within convenient reach of local shops, amenities, transport links and the town centre, making this an excellent opportunity for families seeking spacious and versatile accommodation within one of the area's most desirable locations.

Location

Nestled in the heart of the Peak District National Park, Buxton is a charming and historic spa town renowned for its elegant Georgian and Victorian architecture, stunning surrounding countryside and excellent quality of life. Often referred to as the "Gateway to the Peak District", Buxton offers the perfect balance of scenic rural living and modern convenience, making it particularly popular with families, professionals and those seeking an active outdoor lifestyle. Errwood Avenue is conveniently positioned with access to Buxton town centre with its range of shops and restaurants and is only 100m from Poole's Cavern and Buxton Country Park, one of the area's most popular visitor attractions and outdoor destinations.

The town is surrounded by breathtaking landscapes, with an abundance of walking, cycling and hiking routes nearby, including the Monsal Trail, Goyt Valley and countless beauty spots within the national park. Including very close proximity to Solomons Temple offering stunning panoramic views across Buxton and the Peak District.

Rich in culture and heritage, Buxton is home to the magnificent Pavilion Gardens, the iconic Devonshire Dome and the renowned Buxton Opera House, which hosts a wide variety of theatre productions, concerts and the internationally acclaimed Buxton Festival each year. The town centre provides an excellent range of independent shops, cafés, restaurants and traditional pubs alongside well known high street retailers, creating a vibrant yet welcoming atmosphere.

Buxton also benefits from excellent leisure and educational facilities, including highly regarded schools, a golf club, leisure centre and regular rail links to Manchester, making the town particularly attractive for commuters wishing to enjoy countryside living without compromising on connectivity. Combining beautiful architecture, thriving local amenities and unrivalled access to the Peak District, Buxton continues to be regarded as one of Derbyshire's most desirable places to live.

Entrance Hall

Composite entrance door to the front aspect. Wood block flooring. Radiator. Stairs off leading to the first floor. Understairs storage cupboard. Ceiling light. Doors leading into:-

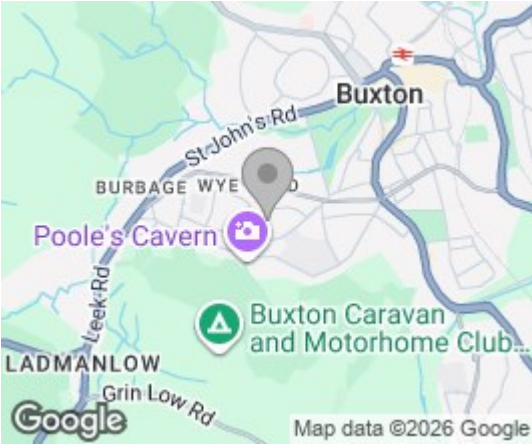
Living Kitchen 26'2" x 11'10" (7.98 x 3.61)

Fitted with a range of wall and base units with work surfaces over incorporating an inset one and a half bowl sink unit with 'Insinkerator' boiling tap. Integrated five ring gas hob with extractor over, double electric oven and dishwasher. Space for a fridge freezer. Partial laminate and partial wood block flooring. Radiator. Log burning stove set on a granite hearth with exposed brick inset. Three uPVC windows to the rear aspect. uPVC door leading to the side of the property. uPVC door leading to the conservatory. Ceiling spotlights.

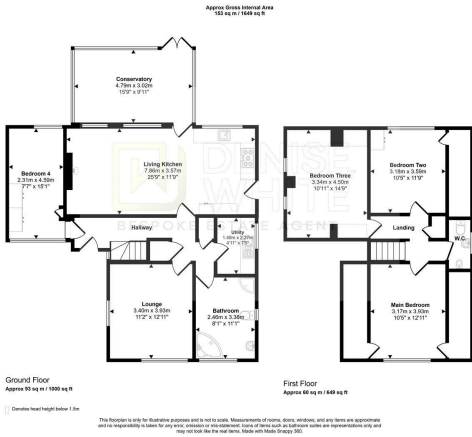
Conservatory 15'9" x 10'1" (4.81 x 3.09)

uPVC double glazed with French doors leading to the rear garden. Wood effect flooring. Two wall lights.

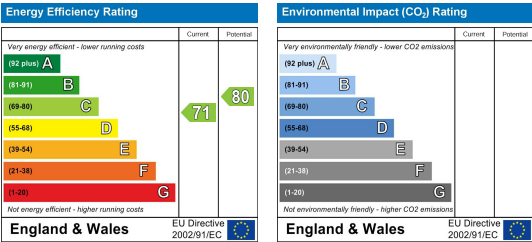
Area Map



Floor Plans



Energy Efficiency Graph



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