



4 Curzon Road, Buxton, SK17 6QS

Offers in the region of £350,000

"A home full of character, with the landscape as its backdrop."

Enjoying an fantastic town central position yet quietly tucked away on a sought after cul de sac, this three bedroomed semi detached property is within walking distance to town and all amenities. Offering well proportioned accommodation throughout. The property benefits from far reaching rooftop views over Buxton town centre and the hills beyond.

Denise White Estate Agents Comments

This charming three-bedroom semi-detached home offers a wonderful combination of character, practicality and a beautiful outlook, making it an appealing choice for growing families, downsizers and those simply looking for a home with something a little special.

A storm porch and welcoming entrance hall lead into the living room, with the ground floor continuing through to an open-plan dining kitchen – an inviting space for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, a useful laundry cupboard and a shower room.

Outside, the property benefits from off-road parking to the front, while the good-sized rear garden provides an attractive space to relax and enjoy the surroundings. There is also the valuable addition of under-house storage, conveniently accessed from the rear garden.

Properties on this sought-after street rarely come to the market, making this an exciting opportunity to acquire a home with genuine character and a setting to match.

Location

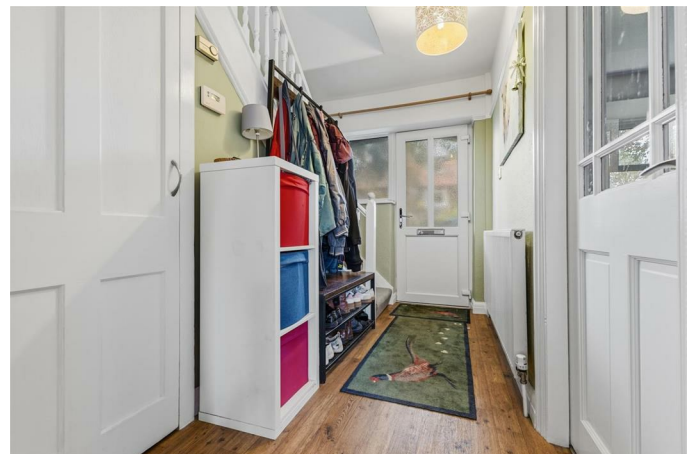


Situated on Curzon Road in the heart of Buxton, the property enjoys a convenient position within this much-loved Peak District spa town. The town centre, railway station and a wide range of everyday amenities are all within easy reach, including independent shops, cafés, restaurants and leisure facilities.

Buxton offers an exceptional lifestyle, combining the beauty and tranquillity of the Peak District with the convenience, culture and character of a thriving

historic spa town. This sought-after area is particularly well placed, with the beautiful Pavilion Gardens, Buxton Opera House and town centre all within easy reach, while open countryside and some of the Peak District's most spectacular scenery are virtually on the doorstep. Buxton itself offers an excellent selection of independent shops, cafés, restaurants and leisure facilities, together with well-regarded schools and a strong sense of community. For commuters, the town also benefits from a direct rail service to Stockport and Manchester, making it possible to enjoy a more relaxed countryside lifestyle without feeling disconnected. With its striking architecture, green open spaces, vibrant cultural scene and wonderful opportunities for walking, cycling and outdoor pursuits, Buxton is a very special place to call home – equally appealing to families, professionals and those looking for a change of pace.

Entrance Hallway



Front uPVC entrance door. Laminate flooring. Radiator. Picture rail. Large under stairs storage cupboard. Ceiling light. Stairs off leading to first floor. Doors off leading to: –

Lounge

14'2 x 11'2 (4.32m x 3.40m)



Carpet flooring. Box bay uPVC window to front. Central heating radiator. Feature open fireplace

with tiled hearth and surround with wooden mantle over. Picture rail. Ceiling light.

Dining Kitchen



Kitchen Area

11'11 x 7'3 (3.63m x 2.21m)



Bespoke handmade solid wood kitchen with base units with antibacterial 'Iroko' work surfaces over incorporating inset Belfast style sink with mixer tap over with tiled splashbacks. Space and plumbing for dishwasher. Space for gas cooker with extractor hood over. Space for fridge freezer. uPVC window to side. uPVC side door. Tile effect lino flooring. Column style radiator.

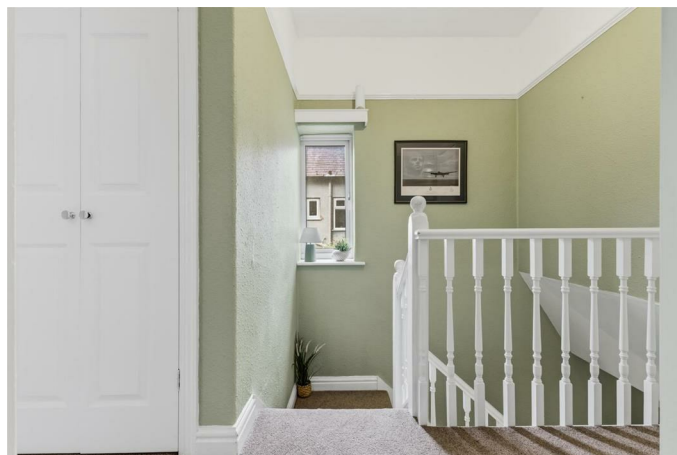
Dining Area

13'10 x 11'3 (4.22m x 3.43m)



Dining area. Wood effect Lino flooring. uPVC bay window to rear. Column style radiator. Picture rail. Original built in storage cupboard. Free standing Multi-fuel burning stove on brick hearth. Large storage until to one wall.

First Floor Landing



Carpet flooring. uPVC window to side. Picture rail. Ceiling light point. Doors off leading to:-

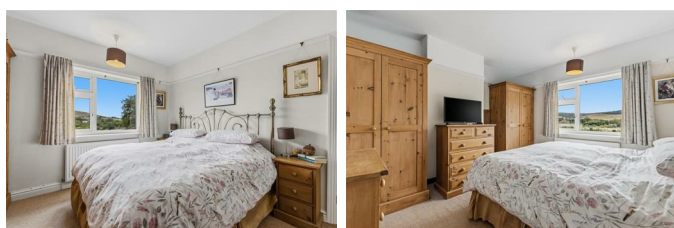
Laundry Cupboard



Lino flooring. uPVC window to side. Space and plumbing for washing machine and tumble dryer.

Bedroom One

12'2 x 10'8 (3.71m x 3.25m)



Carpet flooring. Radiator. uPVC window to rear. Picture rail. Ceiling light.

Bedroom Two

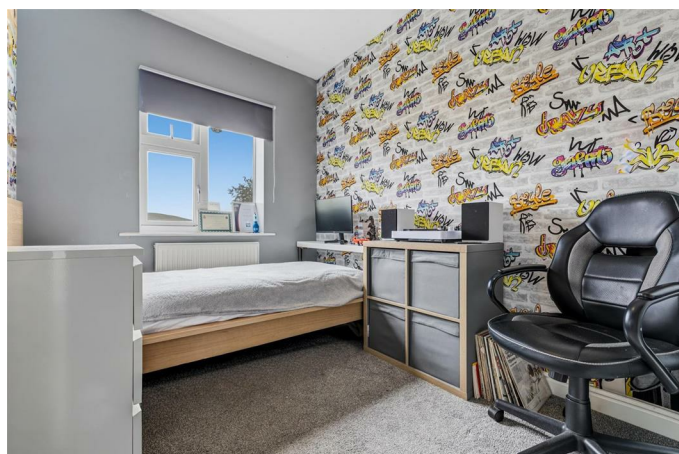
12'1 x 11'1 (3.68m x 3.38m)



Carpet flooring. Radiator. uPVC window to front. Built-in alcove shelving. Picture rail. Ceiling light.

Bedroom Three

8'11 x 7'2 (2.72m x 2.18m)



Carpet flooring. uPVC window to rear. Radiator. Loft access.

Shower Room

6'11 x 5' (2.11m x 1.52m)



Fitted with a modernised suite comprising low-level WC, wash hand basin and large walk in shower with Myra wall mounted shower with waterfall style shower head over and handheld shower also with mermaid boarded walls. Heated towel rail. uPVC window to front. Ceiling spotlights. Extractor fan.

Outside



To the front of the property is a driveway to provide off road parking with gated access leading onto the rear garden. To the rear of the property is a good sized enclosed garden, which is laid with a

raised decking area with steps leading down to lawned garden and paved patio seating area.

Lower Ground Floor

Accessed from the rear garden via a uPVC door. Two chambers with lighting and power. Wall mounted Alpha gas boiler. Ample storage space with huge scope for development.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: High Peak Band C

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"Work hard. Stay humble. Always be kind."

Denise is the Director of Denise White Estate Agents and has worked within the property industry since 1999, bringing many years of experience, local knowledge and, most importantly, a genuine passion for helping people move.

Denise and her team specialise in residential sales and lettings, offering honest advice, personal service and a refreshingly individual approach to estate agency. From traditional homes and country properties to contemporary living and new developments, every property is treated individually, with bespoke marketing designed to showcase not just the home, but the lifestyle it offers.

With professional photography, video, social media and creative property marketing forming an

important part of the service, the team is committed to giving every home the exposure and presentation it deserves.

Whether you are selling, buying, letting or renting, or simply looking for some friendly advice about the local property market, Denise and the team would be delighted to help.

For us, estate agency has always been about more than property, it's about people, their homes and the next chapter of their lives.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Need A Mortgage?

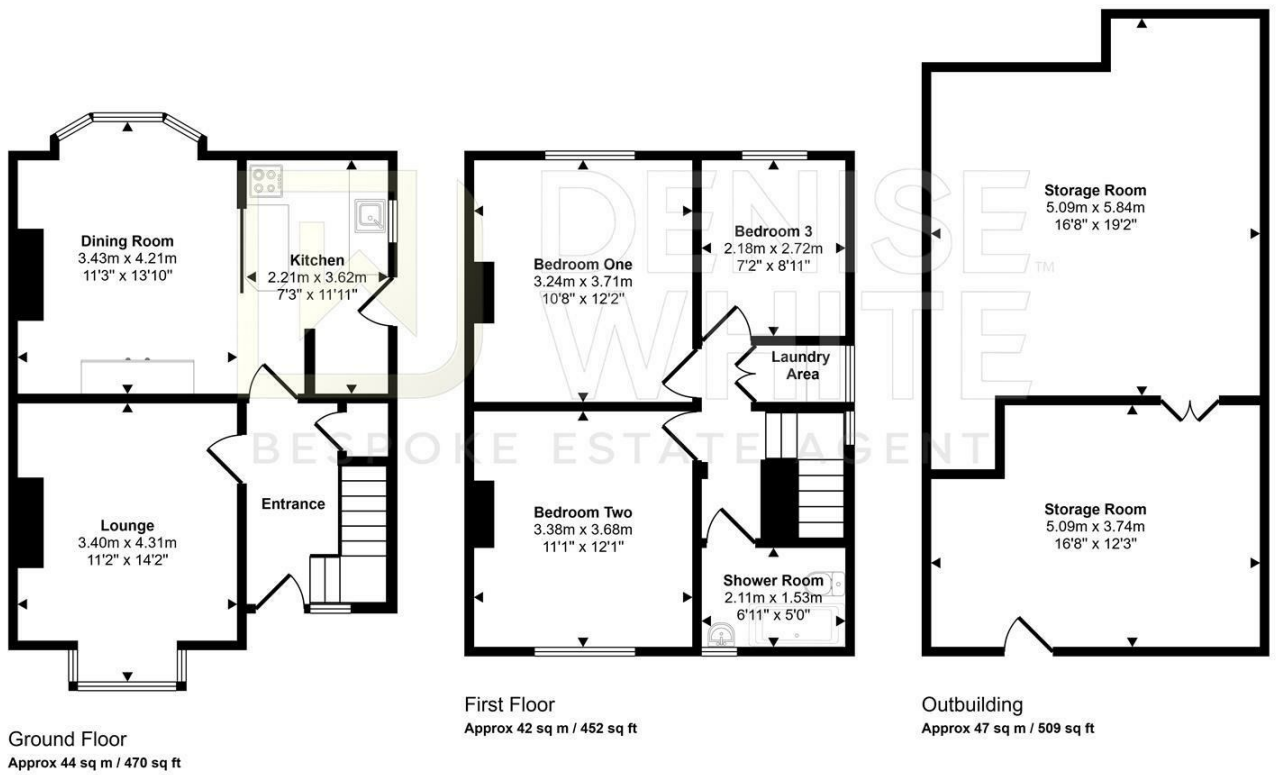
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

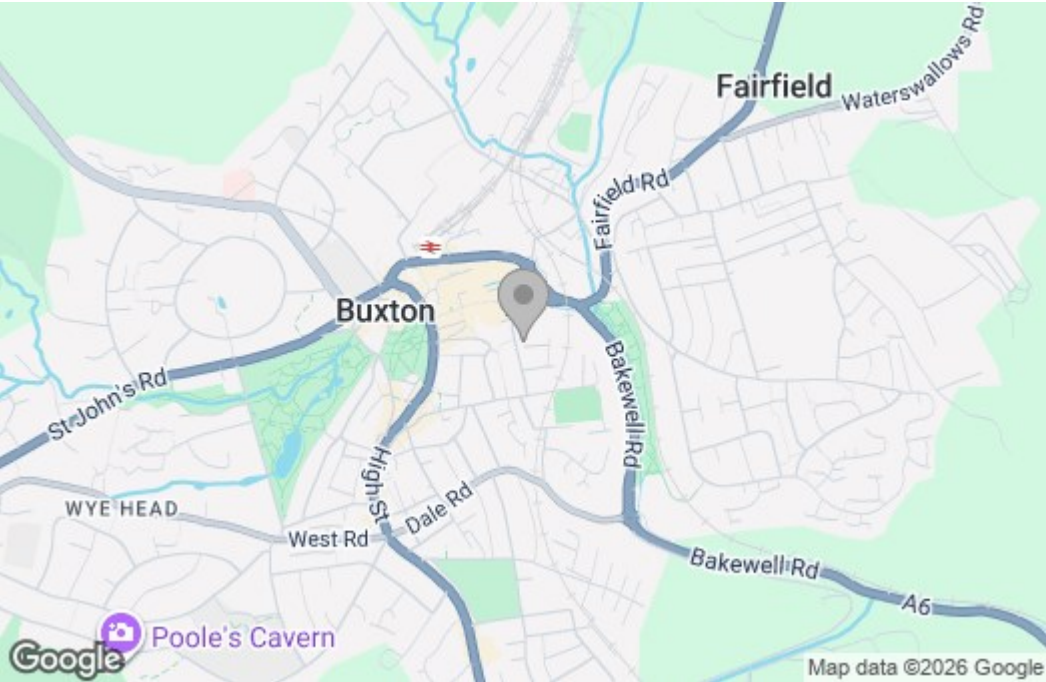
Floor Plan

Approx Gross Internal Area
133 sq m / 1431 sq ft

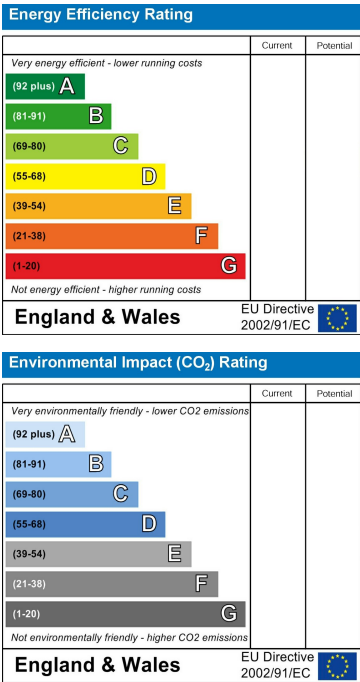


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.