



44 Brown Edge Road, Buxton, SK17 7AG

Guide price £450,000

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"Where period charm meets modern comfort, creating a home you'll fall in love with."

An immaculately presented semi-detached home, situated on the sought-after Brown Edge Road, offering the perfect blend of period charm and modern comfort. This impressive property boasts extended accommodation arranged over four floors and occupies a generously sized plot, making it an ideal home for growing families. Combining character, space and versatility, this wonderful property offers an excellent opportunity for those seeking a spacious family home in a desirable location with stunning views.

Denise White Estate Agent Comments

Situated on Brown Edge Road, this impressive four-bedroom semi-detached home enjoys an elevated position, boasting fantastic views across the surrounding hills, including towards Corbar Cross.

The internal accommodation has been tastefully upgraded and extended by the current vendors, creating a wonderful blend of period character and modern living. Arranged over four floors, the accommodation briefly comprises an entrance vestibule, entrance hallway, spacious lounge and dining area, modern breakfast kitchen, utility room and shower room to the ground floor. The lower ground floor provides useful cellar space, while the first floor offers a modern family bathroom and two double bedrooms. Two further double bedrooms occupy the second floor.

Externally, the property benefits from a driveway providing off-road parking, together with an enclosed rear garden offering a pleasant outdoor space to relax and entertain.

Retaining a wealth of original features, this charming property combines character, space and contemporary comfort, making it an ideal home for growing families. Properties of this calibre, in such a sought-after position, rarely come to the market.

Location

Brown Edge Road is a sought-after residential location in the historic spa town of Buxton, offering an attractive setting with elevated positions and far-reaching views across the surrounding hills.

Buxton town centre provides a range of shops, supermarkets, cafés, restaurants and leisure facilities, together with the renowned Buxton Opera House, Pavilion Gardens and The Crescent. The surrounding countryside offers excellent opportunities for walking, cycling and enjoying the outdoors.

The property is well placed and within walking distance to local schools, transport links and amenities.

Buxton railway station provides services towards

Stockport and Manchester, making it a useful option for commuters, while local bus services offer further transport links to neighbouring towns and villages. Road connections also provide access to the wider High Peak area and beyond.

Combining a desirable residential setting, access to everyday amenities and the stunning scenery of the Peak District, Brown Edge Road represents an attractive location for a wide range of buyers.

Why We Love This Property!

We particularly love how this property has been tastefully modernised and upgraded by the current vendors, whilst retaining a wealth of original features and charm. Its fantastic location is another real highlight, offering the best of both worlds: a convenient, town-central position combined with beautiful surrounding hills and far-reaching views.

The standout feature has to be the impressive open-plan living space to the ground floor, creating a light, bright and spacious environment that is perfect for both everyday family life and entertaining guests. The accommodation is also wonderfully proportioned, with four genuine double bedrooms spread across the upper floors – a rare and highly desirable feature.

Combining character, contemporary style, generous living space and an enviable location, this is a property that truly stands out from the crowd.

Entrance Vestibule

uPVC front entrance door. Original tiled flooring. Cupboard housing the domestic metres. Ceiling light. Ceiling coving. Inner door leading to: –

Entrance Hallway

11'11 x 3'7 (3.63m x 1.09m)



Carpet flooring. Radiator. Ceiling coving. Ceiling light. Stairs off leading to first floor. Doors off leading to:-

Lounge

15'6 x 12'6 (4.72m x 3.81m)



Karndean flooring. Radiator. uPVC bay window to front. Multi fuel burning stove with tiled hearth and polished stone surround. (for decorative purposes only) Picture rail. Ceiling coving. Ceiling light. Open plan on to:-

Dining Room

11'9 x 11'7 (3.58m x 3.53m)



Karndean flooring. Radiator. Original built in storage cupboards. Picture rail. Ceiling coving. Ceiling light.

Breakfast Kitchen

16'7 x 10' max (5.05m x 3.05m max)



Fitted with a modern and matching shaker style kitchen with drawers and Quartz work surface over with matching upstands, incorporating Franke inset sink with mixer tap. Four ring Neff gas hob with extractor hood over. Eye level microwave and oven. Integrated dishwasher. Space for fridge freezer. Counter top lighting. Velux window. Under floor heating. uPVC patio doors leading onto rear garden. Ceiling spotlights and ceiling light. Door leading to cellar.

Utility

14'4 x 5'3 (4.37m x 1.60m)



Karndean flooring. Fitted with wall and base units with Quartz work surface over incorporating Blanco insert Belfast style sink with mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Composite front entrance door. Velux window. uPVC window to side. Wall cupboard housing the gas Vaillant boiler with hot water cylinder. Ceiling spotlights.

Shower Room

5'5 x 5'1 (1.65m x 1.55m)



Karndean flooring. Fitted with a suite comprising:- Vanity wash and basin. Low-level WC. Corner shower cubicle with wall mounted shower over. Heated towel rail. Obscure glazed uPVC window to rear. Extractor fan. Ceiling spotlights.

Lower Ground Floor- Cellar

With two chambers. Power and lighting with central heating radiator and good head height.

First Floor- Half Landing



Carpet flooring. Doors off leading to:-

Bathroom

9'9 x 6'9 (2.97m x 2.06m)



Fitted with a suite comprising:- Roll top claw foot bath with hand held shower attachment over. Wash hand basin. Low level WC. Corner shower cubical with wall mounted shower over. Half panelled walls. Two obscure glazed uPVC windows to side. Tiled flooring. Extractor. Heated towel rail. Ceiling light.

First Floor Landing

Carpet flooring. Stairs off leading to second floor. Doors off leading to:-

Bedroom Four

11'10 x 10'2 (3.61m x 3.10m)



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

Bedroom Four

11'10 x 10'4 (3.61m x 3.15m)



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

Master Bedroom

16'7 x 13'2 (5.05m x 4.01m)



Carpet flooring. Radiator. Two uPVC window to front. Picture rail. Ceiling light.

Bedroom Two

16'1 x 13' (4.90m x 3.96m)



Carpet flooring. Radiator. uPVC window to front. Velux window. Ceiling light.

Second Floor Landing

Carpet flooring. Velux window. Doors off leading to:-

Loft access with pull down ladder to full boarded loft space with power and lighting.

Outside



To the front of the property is a tarmacked driveway providing off road parking with further gravelled garden. To the rear of the property is a tiered garden. The lower tier is laid with a paved patio seating area with steps up leading to a garden laid with lawn with borders with an array of established trees, bushes and shrubs. There is an outside store with power and an outside tap.

Agents Notes

Tenure: Freehold

Services: All Mains Services Connected

Council Tax: High Peak Borough Council- Band D

About Your Agent



"Work hard. Stay humble. Always be kind" - Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

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.

Property To Let ?

Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

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.

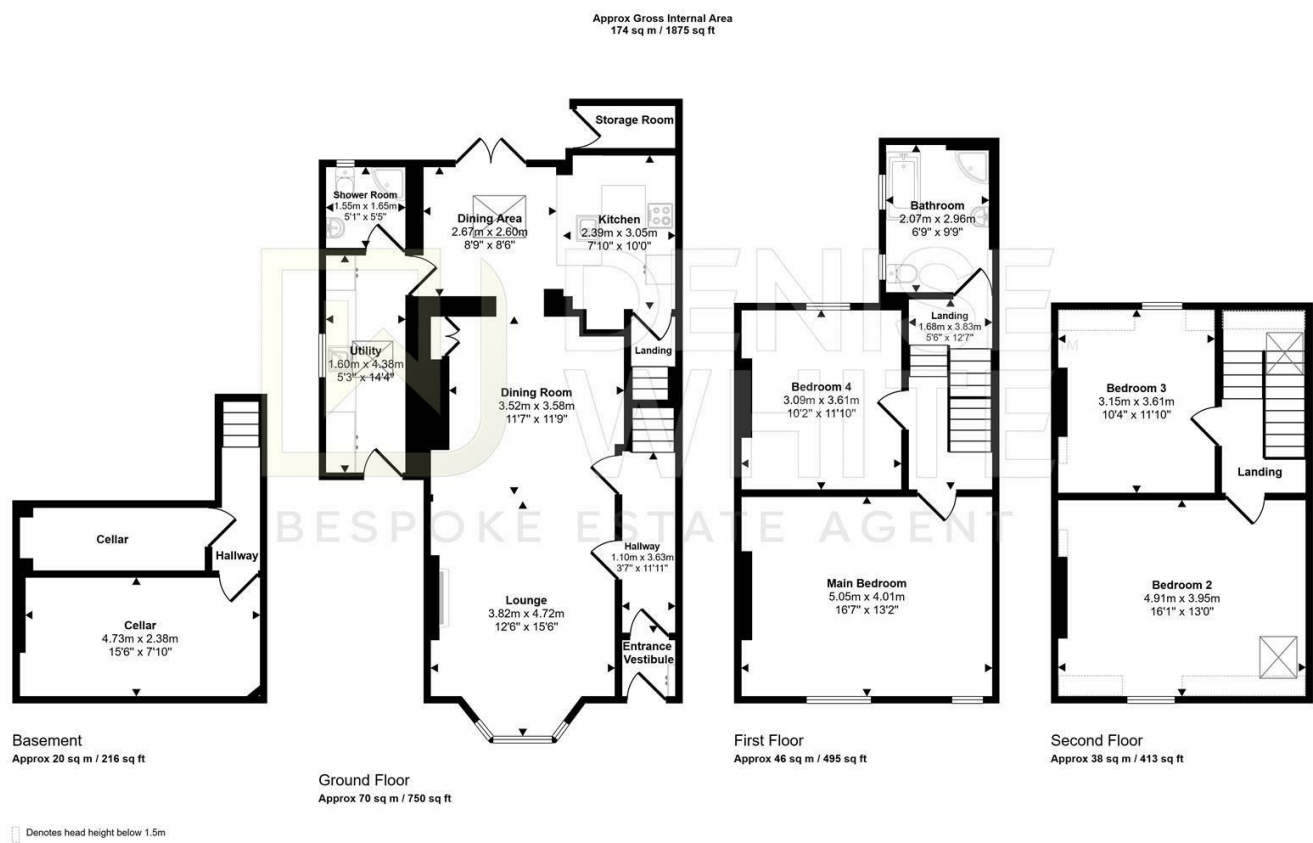
You Will Need A Solicitor !

The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

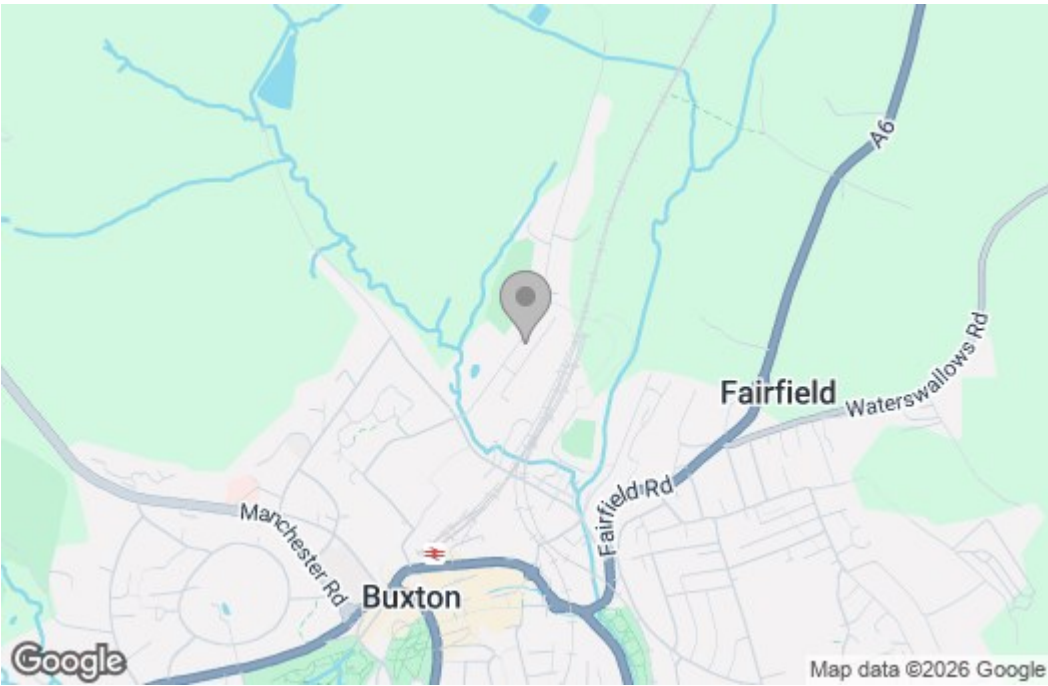
Buyer ID Checks

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.

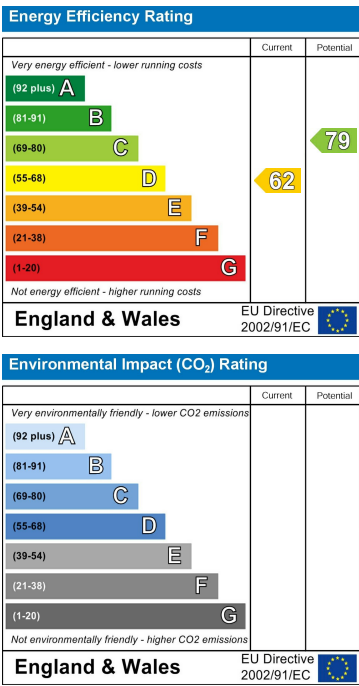
Floor Plan



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.