DENISE WHITE™
BESPOKE ESTATE AGENT









32 Woodlark Close, Buxton, SK17 9UR

Guide price £220,000

"Keeping life simple, seamless, and entirely on one level."

This two-bedroom semi-detached bungalow is a rare find, with only a limited number of properties of this style built on the development. Situated at the end of a quiet cul-de-sac on the popular residential development of Harpur Hill, the property enjoys a pleasant outlook to the front. Ideal for those looking to downsize or anyone seeking a modern home in a peaceful and desirable location.

11-12 Grove Parade, Buxton, Derbyshire, SK17 6AJ
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Denise White Estate Agent Comment

This two-bedroom semi detached true bungalow presents a rare opportunity to acquire a property of its type, occupying a desirable position on the edge of this popular residential development in Harpur Hill, conveniently located within a short distance to Buxton town centre and its range of amenities, and enjoying an open outlook to the front aspect.

Offering all accommodation on one level, the property is ideally suited to buyers seeking accessible and practical living. Internal accommodation comprises:- Entrance Hallway, Two bedrooms, shower room and open plan kitchen, dining lounge area. Externally the property benefits from off road parking to the front of the house with an enclosed rear garden to the rear.

With its appealing location and single-storey layout, this bungalow offers excellent potential for those looking to move to downsize or simply want a on one level home.

Location



Harpur Hill is a popular residential area on the outskirts of Buxton, offering a peaceful setting with local amenities and easy access to the town centre.

Buxton offers an excellent quality of life, combining the charm of a historic spa town with modern amenities. Residents benefit from a wide range of shops, supermarkets, cafés, restaurants, leisure facilities, and healthcare services, as well as beautiful parks and easy access to the Peak District National Park. The town has a selection of well-regarded primary and secondary schools, making it popular with families. Buxton is well connected by road via the A6 and A515, with regular rail services to Manchester and bus routes to surrounding towns, providing convenient access for commuters and visitors alike.

Why We Love This Property!

We love this property for the opportunity it offers to enjoy modern, energy-efficient living on one level, while still benefiting from years remaining on the NHBC warranty. Modern bungalows of this kind are a rare find, particularly those requiring little to no work. With its appealing layout and move-in-ready condition, this property offers an ideal turnkey home for those seeking a straightforward and stress-free move.

Entrance Hallway



uPVC front entrance door. LVT flooring. Radiator. Electricity fuse box. Alarm controls. Two ceiling lights. Loft access. Doors off leading to:-

Shower Room

6'11 x 6' (2.11m x 1.83m)



Fitted with a suite comprising:- Walk in shower cubical with sliding doors with wall mounted waterfall style shower head with hand held attachment also. Low level WC. Wash hand basin. LVT flooring. Fully tiled walls. Heated towel rail. LED light up mirror. Shaver power point. Extractor fan. Ceiling spotlights.

Bedroom One

15'11 x 10'3 (4.85m x 3.12m)



Carpet flooring. Radiator. uPVC window to front. Ceiling spotlights.

Bedroom Two

8'8 x 6' (2.64m x 1.83m)

Carpet flooring. Radiator. uPVC window to front. Ceiling spotlights.

Open Plan- Kitchen / Diner/ Lounge

20'8 x 12'4 (6.30m x 3.76m)



Kitchen Area- Fitted with a modern and matching range of shaker style wall and base units with drawers and work surface over incorporating one and a half bowl stainless steel sink with drainer. Integrated eye level electric oven and grill. Induction hob with extractor hood over. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge freezer. Wall cupboard housing the ideal gas combi boiler. uPVC window to rear. Tall column style radiator. LVT flooring.

Lounge- Carpet flooring. Radiator. uPVC patio doors leading onto rear garden.

Outside



To the front of the property is a block paved driveway proving off road parking for two vehicles. To the rear of the property is an enclosed rear garden laid with lawn and paved patio seating area. Further gated garden space perfect for storage. Gated side access from from to rear.

Agents Notes
Tenure: Freehold
Services: All Mains Services Connected
Council Tax: High Peak Borough Council- Band C
Approximately £89.50 per annum site fee.

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 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.

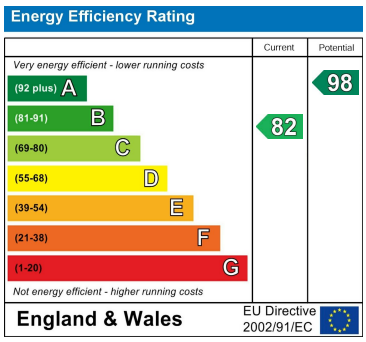
Floor Plan

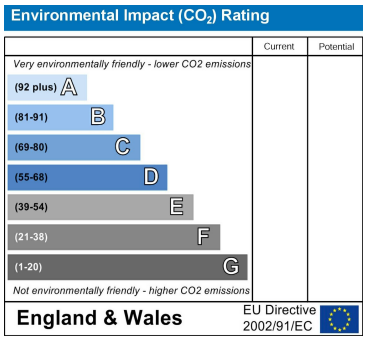


Area Map



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.

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