DENISE WHITE™
BESPOKE ESTATE AGENT









2 Somerset Close, Buxton, SK17 9XB

Guide price £240,000

Guide Price £240,000–£250,000

"A home with a difference, tucked away in a peaceful cul-de-sac with far-reaching views and plenty of potential to make it your own."

This distinctive three-bedroom "upside-down" semi-detached home offers spacious and versatile accommodation, with the principal living space positioned on the first floor to take advantage of the surrounding views. Complete with driveway parking, a garage and a generously sized rear garden, it presents an exciting opportunity for first-time buyers, growing families or anyone wishing to create a home perfectly suited to their own style.

11-12 Grove Parade, Buxton, Derbyshire, SK17 6AJ
01298600035 | 01782 901 088 | 07854643365 | buxton@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agents Comments



Positioned within a popular and peaceful cul-de-sac in Harpur Hill, this individual three-bedroom semi-detached property offers a layout that is a little different from the norm. Its "upside-down" design places the main living accommodation on the first floor, allowing the property to make the most of the lovely views across the surrounding area.

The home provides well-proportioned and versatile accommodation, together with driveway parking, a garage and a particularly generous rear garden. The property also gives its next owners a wonderful opportunity to update the interior to their own taste and create a truly lovely home.

Conveniently placed for local amenities, well-regarded schools and the beautiful countryside surrounding Buxton, this is a property with enormous potential in a highly desirable setting.

Location



Somerset Close is a popular residential cul-de-sac situated in the sought-after area of Harpur Hill, on the outskirts of Buxton. The area offers a peaceful setting with local primary school and bus stops within walking distance, whilst the surrounding Peak District countryside provides excellent opportunities for walking and enjoying the outdoors.

The historic spa town of Buxton is just a short distance away and offers an excellent range of shops, cafés, restaurants, supermarkets and leisure facilities. Famous for its beautiful architecture, Pavilion Gardens and Buxton Opera House, the town also provides easy access to some of Derbyshire's most stunning countryside. Combining a quiet residential setting with the convenience of nearby town amenities and the beauty of the Peak District, Somerset Close is an appealing location for a wide range of buyers.

Why we LOVE it!!!



We love the individual "upside-down" layout of this home, with the first-floor living accommodation perfectly positioned to enjoy the surrounding views. Tucked away within a peaceful cul-de-sac and offering a fabulous garden, driveway and garage, it has all the ingredients needed to create a wonderful long-term home. With plenty of potential to update and personalise, this is an exciting opportunity for its next owners to truly make their mark.

Entrance Porch

8'4 x 7'3 (2.54m x 2.21m)



Front uPVC door. Tiled flooring. Radiator. Space and plumbing for washer. Space for dryer. Loft access. Ceiling light point. Internal access into garage. Inner door leading to:-

Entrance Hallway



Wood effect Lino flooring. Central heating radiator. Alarm controls. Stairs leading to first floor. Doors off leading to:-

Bedroom One

15'7 x 7'1 (4.75m x 2.16m)



uPVC window to front. Radiator. Wood effect Lino flooring. Cupboard housing electricity fuse box.

Bedroom Two

12'10 x 7'7 (3.91m x 2.31m)



Wood effect lino flooring. Radiator. Built in wardrobes , dressing table and cupboards. uPVC door leading to conservatory.

Conservatory

12'11 x 9'8 (3.94m x 2.95m)



Carpet flooring. uPVC to three aspects. Patio sliding doors onto rear garden. Central heating radiator.

Bedroom Three

8'8 x 8'3 (2.64m x 2.51m)

Wood effect Lino flooring. Radiator. uPVC window to rear. Ceiling light.

Bathroom

7'7 x 4'9 (2.31m x 1.45m)

Fitted with a three-piece suite comprising P shaped panelled bath with wall mounted shower over. Low-level WC. Corner wash hand basin. uPVC window to front. Tiled walls. Heated towel rail. Extractor fan. Laminate flooring.

Garage

28'4 x 6'9 (8.64m x 2.06m)

With electric roller door to front. Lighting and power. Door leading to rear.

Rear Lean Too

10' x 9' (3.05m x 2.74m)

First Floor

Lounge

13'1 x 12' (3.99m x 3.66m)



Wooden flooring. Radiator. uPVC window to rear. Feature electric fireplace with marble surround and wooden mantle over. Loft access. Ceiling light. Door leading to:-

Dining Kitchen

15'8 x 7'9 (4.78m x 2.36m)



Fitted with a range of wall and base units with drawers and work surface over incorporating stainless steel sink with drainer and mixer tap over. Tiled splashbacks. Electric oven. Four ring gas hob with extractor hood over. Integrated dishwasher. Space for fridge freezer. Wall mounted 'Alpha' gas boiler. Space for dining table. Two uPVC windows to front. Radiator. Exposed wooden flooring.

Outside



To the front of the property there is a block paved driveway providing ample off road parking. To the rear of the property is an enclosed garden, laid with flagged pathways and patio seating area. Several flowerbeds including a central circular and borders planted with an array of mature shrubs, plants and flowers.

Agents Notes

Tenure: Freehold
Services: All mains services connected. Solar panels are owned and will be included within the sale.
Council Tax: High Peak Band B

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?

Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal

House 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.

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.

Do You Need A Mortgage?

Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

Buyer ID Checks

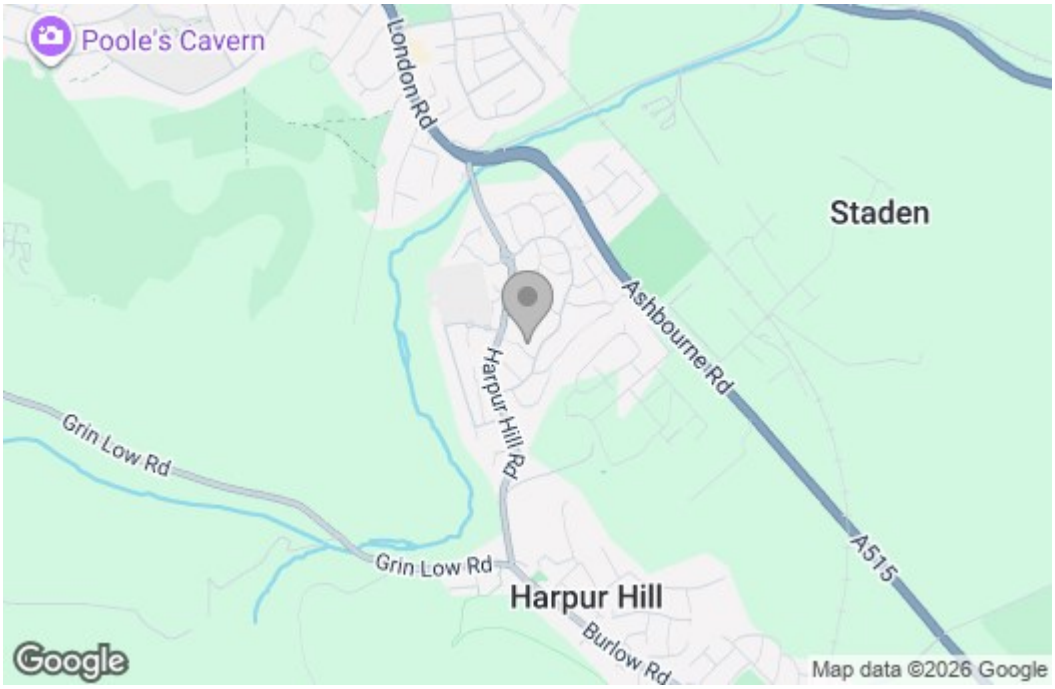
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, 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

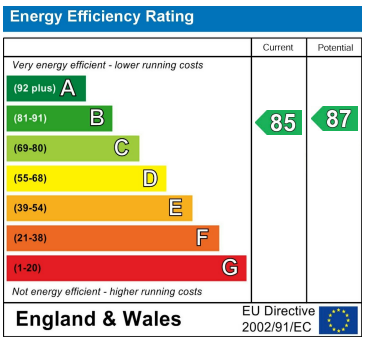


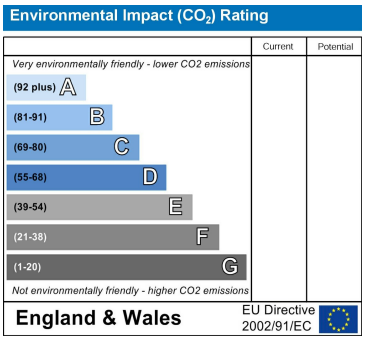
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

11-12 Grove Parade, Buxton, Derbyshire, SK17 6AJ
01298600035 | 01782 901 088 | 07854643365 | buxton@denise-white.co.uk | www.denise-white.co.uk