

## **2 Brook House Drive, Buxton, Derbyshire, SK17 7HW**

**Offers in excess of £450,000**

"Embrace the charm of country living, where gardens bloom into endless fields, and the heart of local amenities is just a stone's throw away."

Experience the enchanting allure of country living in this meticulously maintained four-bedroom family home, nestled on the outskirts of Buxton. Set on a generously sized plot, this property features abundant parking and beautifully landscaped gardens, all while being just a short distance from vibrant local amenities. Your dream home awaits!"



## Denise White's Comments

**\*\*For Sale: Immaculate Four-Bedroom Semi-Detached Family Home on the outskirts of Buxton\*\***

We are pleased to present this beautifully maintained four-bedroom semi-detached family home, ideally located on the outskirts of Buxton. Nestled off a charming country lane just off the A6 and bordering lush green spaces and open countryside, this property exudes a delightful rural charm while being just a short drive from the bustling town centre. Convenient access to Chapel-en-le Frith, Whaley Bridge, and the stunning High Peaks further enhances its appeal. This home offers a perfect blend of comfort, convenience, and style, making it an ideal choice for families and couples alike.

Upon entering this pristine residence, you are welcomed by a spacious entrance hall that leads to two generous reception rooms. The first reception room boasts a multi-fuel stove set on a stone hearth, providing a warm and inviting atmosphere. French doors grant direct access to the stunning rear garden, allowing for seamless indoor-outdoor living. The room is illuminated by modern inset spotlighting, enhancing its contemporary feel. The second reception room, currently utilised as a dining area, features exposed beams and a multi-fuel stove, offering a characterful space with views over the front cottage-style garden. Double doors connect this room to the main lounge, creating an ideal setting for entertaining family and friends.

The heart of the home is undoubtedly the modern kitchen, designed with sleek aesthetics and functionality in mind. It features a stylish kitchen island with an extractor hood, as well as high-quality appliances. Exposed beams, contemporary lighting, and tiled flooring add to its appeal. The dining kitchen is thoughtfully designed for family meals and social gatherings, with easy access to both the lounge and dining room. Additionally, a convenient cloakroom, utility area, and side porch provide practical space, perfect for a boot room.

The property comprises four well-proportioned

bedrooms, including three spacious double rooms –two at the front and one at the rear–offering comfort and ample storage. The fourth bedroom is a single, ideal for a child's room, guest room or home office. A modern bathroom serves all bedrooms, ensuring functionality for everyday living.

Set within an expansive plot, this property features ample off-road parking via the driveway and a stunning country-style garden at the front, adorned with a variety of flowers and shrubs enclosed by neat hedging. A pathway leads from the front to the rear garden, which boasts a vegetable bed, patio seating area, raised decking, and a meticulously maintained lawn, all enclosed with hedging, fencing, and stone dry walling. The garden backs onto fields, providing a serene retreat, perfect for keen gardeners or families alike.

This residence is situated in an excellent semi-rural location, offering the perfect balance of tranquillity and accessibility to local amenities. With its breathtaking views and expansive gardens, this property presents a unique lifestyle opportunity. Early viewing is highly recommended to fully appreciate all that this home has to offer.

No chain is involved with the sale.

## Location



Brook House Drive sits on the outskirts of Buxton just past High Peak Golf Course on a private road housing just four properties in total. There are open

views to both the front and rear over the adjacent countryside and Buxton itself is just a short drive away.

Buxton is a charming town located in the Peak District National Park in Derbyshire, England. Known for its stunning natural beauty, historical significance, and vibrant community, it offers a unique blend of outdoor activities and cultural experiences.

**\*\*Natural Attractions\*\*** Buxton is renowned for its beautiful parks, including the Pavilion Gardens, a picturesque area perfect for leisurely strolls. The surrounding Peak District offers hiking, cycling, and breath-taking landscapes.

**\*\*Historical Significance\*\*** The town is famous for its Roman baths and Georgian architecture. The Buxton Opera House is a notable venue for performances and cultural events, adding to the town's historical charm.

**\*\*Amenities\*\*** Buxton features a variety of shops, restaurants, and cafes, catering to both locals and visitors. The market, held regularly, offers fresh produce and unique local goods.

**\*\*Transport Links\*\*** The town is well-connected by road and rail, making it accessible for commuters and tourists. Its proximity to major cities like Manchester and Sheffield enhances its appeal.

**\*\*Community and Culture\*\*** Buxton hosts several festivals and events throughout the year, promoting local arts, music, and food. This vibrant community spirit is attractive to potential buyers.

**\*\*Educational Facilities\*\*** The town has a range of educational institutions, from primary schools to secondary schools, making it a suitable location for families.

**\*\*Health and Wellness\*\*** Buxton is famous for its mineral water springs, and the town has a rich history of spa culture, offering wellness and relaxation opportunities.

**\*\*Investment Potential\*\*** With its popularity as a tourist destination and a growing community, properties in Buxton can be a sound investment, appealing to both residential buyers and those looking for rental opportunities.

### Entrance Hall

### Dining Kitchen

16'11" narrowing to 10'6" x 19'0" (5.17m narrowing to 3.22m x 5.8m)



### Lounge

16'9" x 13'3" (5.12m x 4.05m)





## Dining Room

14'6" x 10'2" (4.42m x 3.10m)



## Cloakroom



## Porch



## First Floor Accommodation



## Utility Room



## Bedroom

16'7" x 13'3" ( 5.08m x 4.04m)



### Bedroom

14'4" x 10'4" ( 4.39m x 3.15m)



### Bedroom

11'0" x 8'2" (3.37m x 2.50m)



### Bathroom



### Bedroom

11'0" x 7'4" narrowing to 4'9" (3.36m x 2.25m  
narrowing to 1.47m )



### Gardens

#### Agents Notes

Freehold

Oil Central Heating System

Septic Tank Drainage - We have been advised that the vendor is currently replacing the drainage system to a water purification system, we have not inspected this as it is underway.

#### 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

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all the team can help and advice with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

### **WE WON !!**

Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

### **Do You Have A House To Sell or Rent ?**

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.

### **Do You Need Help With 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 !**

A good conveyancing solicitor can make or break

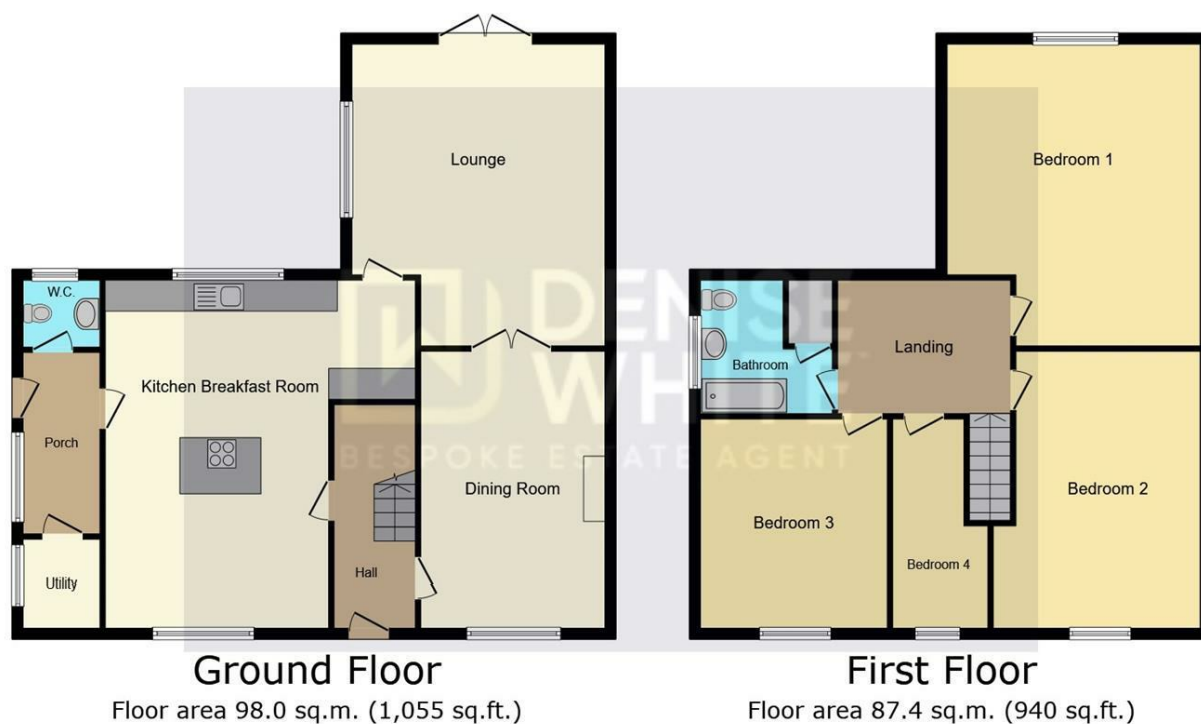
your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Anti-Money Laundering & 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

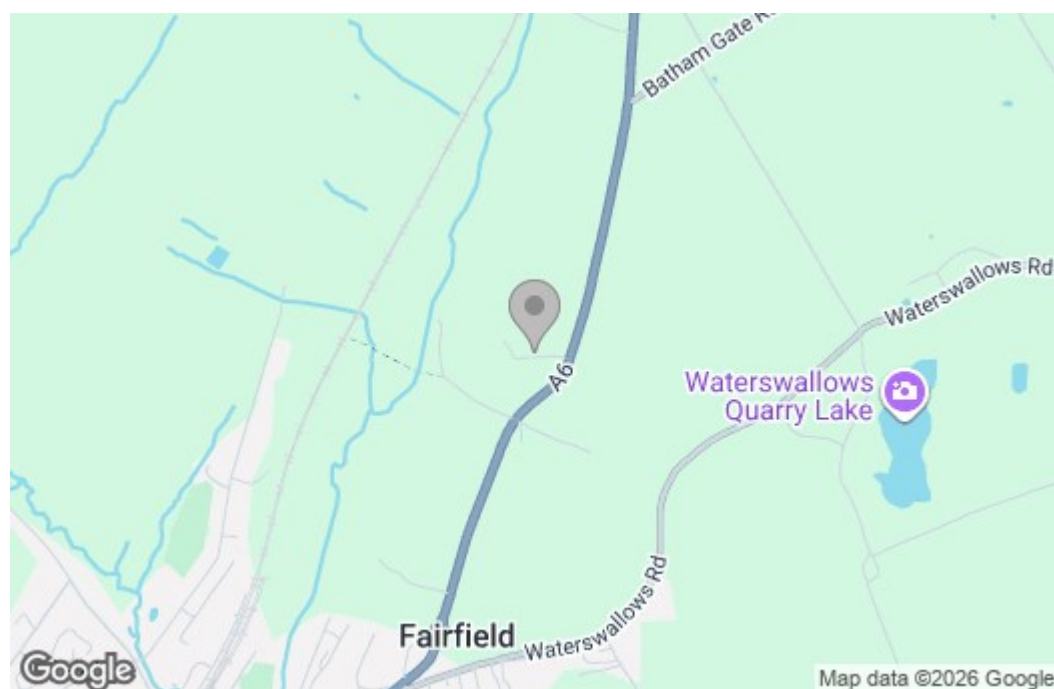


TOTAL: 185.4 sq.m. (1,995 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## Area Map




### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<b>Very energy efficient - low running costs</b> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		59	89
<b>Not energy efficient - higher running costs</b>			

**England and Wales**


EU Directive  
2002/91/EC



Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
<p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			

**England & Wales**

EU Directive  
2002/91/EC



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.