Mellors
ESTATE AGENTS

BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN HIGH PEAK
BRITISH PROPERTY AWARDS 2023 - 2024 GOLD WINNER LETTING AGENT IN HIGH PEAK
BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN HIGH PEAK

168a Lightwood Road

Buxton, SK17 6RN

£563,500

4 2 1 B

168a Lightwood Road

Buxton, SK17 6RN

Tenure Freehold **Council Tax Band** F

This superb new build family home is presented to the very highest of standards, offering over 2,200 square feet of living accommodation. The property has four bedrooms and two bathrooms and is superbly fitted with oak flooring with under floor heating on the ground and lower ground floors. With excellent quality fittings to the kitchen with Neff appliances and excellent quality bathrooms with under floor heating. There is combi gas fired central heating and uPVC sealed unit double glazing throughout. Rear patio garden with stunning panoramic views to the countryside at the rear. Off road parking for a number of vehicles and integral garage. This beautiful family home, situated in a highly sought after residential area should be viewed internally to be fully appreciated.

DIRECTIONS

From our Buxton office turn right and then left at the roundabout. Turn left into Palace Road and left again into Lascelles Road. Follow the road around to the right as it becomes Lansdowne Road and at the junction, turn left into Lightwood Road. The property can be found after a short while on the right hand side.

GROUND FLOOR

Entrance Hall

17'1" x 6'9" (5.21m x 2.06m)

With oak flooring throughout with under floor heating. Stairs to first floor. Stairs to lower ground floor and storage cupboard. With access to integral garage.

Cloakroom

6'10" x 3'2" (2.08m x 0.97m)

Part tiled and fitted with low level W.C. and vanity wall mounted wash basin. Frosted uPVC sealed unit double glazed window, under floor heating and extractor fan.

Lounge/Living Room

21'8" x 18'7" (6.60m x 5.66m)

With oak flooring throughout, under floor heating, recessed fireplace with oak mantel over, double glazed door through to kitchen and floor to ceilng glazed bi-fold doors with superb views to open countryside.

Dining/Kitchen

20'2" x 11'9" (6.15m x 3.58m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a one and a half bowl single drainer sink unit with tiled splashbacks. With integrated Neff oven, with integrated Neff microwave and warming drawer below and five ring Neff induction hob with extractor over. With integrated Neff dishwasher and space and fitting for an American style fridge/freezer. Tiled flooring with under floor heating. With uPVC sealed unit double glazed window to front with privacy shutters.

Dining Area

Oak flooring with under floor heating and uPVC sealed unit double glazed bay window with privacy shutters to front.

FIRST FLOOR

Landing

15'3" x 6'7" (4.65m x 2.01m)

With double radiator, loft access and built in storage cupboard. With uPVC sealed unit double glazed window with privacy shutters to front.

Bedroom One

21'8" x 14'3" (6.60m x 4.34m)

With two double radiators, two wall light points and bi-fold single unit double glazed doors with superb views to open countryside.

Walk-In Wardrobe

9'0" x 4'11" (2.74m x 1.50m)

With built in hanging rails, chest of drawers, single radiator and uPVC sealed unit double glazed window to side.

En-Suite Bathroom

8'8" x 5'9" (2.64m x 1.75m)

Fully tiled throughout and with tiled flooring with underfloor heating and fitted with an excellent quality suite comprising of panelled bath, pedestal wash basin and low level W.C. With feature heated towel radiator, walk-in fully tiled and glazed shower cubicle with rainfall shower. Extractor fan.

Tel: 01298 24383

Bedroom Two
14'2" x 10'2" (4.32m x 3.10m)
With double radiator, two wall light points and uPVC sealed unit double glazed window to front with privacy shutters.

En-Suite Shower Room
7'10" x 7'7" (2.39m x 2.31m)
Fully tiled throughout and tiled flooring with under floor heating and fitted with fully glazed and tiled double shower unit, low level W.C., and wall mounted wash basin. Extractor fan.

LOWER GROUND FLOOR

Hallway
20'9" x 8'11" (6.32m x 2.72m)
With frosted uPVC sealed unit double glazed door leading out to the patio. Under floor heating.

Bedroom Three
14'2" x 11'0" (4.32m x 3.35m)
With under floor heating and bi-fold single unit double glazed doors leading out to the patio with views to open countryside.

Bedroom Four
18'0" x 10'3" (5.49m x 3.12m)
With frosted uPVC sealed unit double glazed windoiw to side. Under floor heating.

Utility Room
10'4" x 6'9" (3.15m x 2.06m)
With stainless steel single drainer sink unit with base storage cupboards and tiled splashbacks. With uPVC sealed unit double glazed window to rear, space and plumbing for a washing machine and space for tumble dryer. Under floor heating.

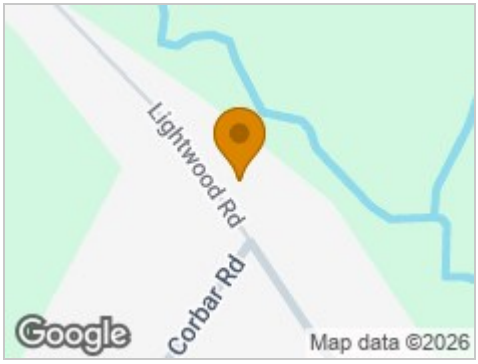
Cloakroom
With low level W.C., wall mounted wash basin and tiled flooring. Under floor heating. Extractor fan. With Worcester wall mounted combination central heating and hot water boiler.

OUTSIDE

Integral Garage
20'6" x 9'11" (6.25m x 3.02m)
uPVC sealed unit double glazed window to rear, light and power, metal up and over door and useful storage loft area.

Driveway and Garden
To the front of the property there is a flagged driveway suitable for the off road parking of a number of vehicles with access to the single garage. There are flagged pathways to each side of the property leading to the rear. At the rear of the property there is a good sized flagged patio style garden with security railings and superb views to open countryside.

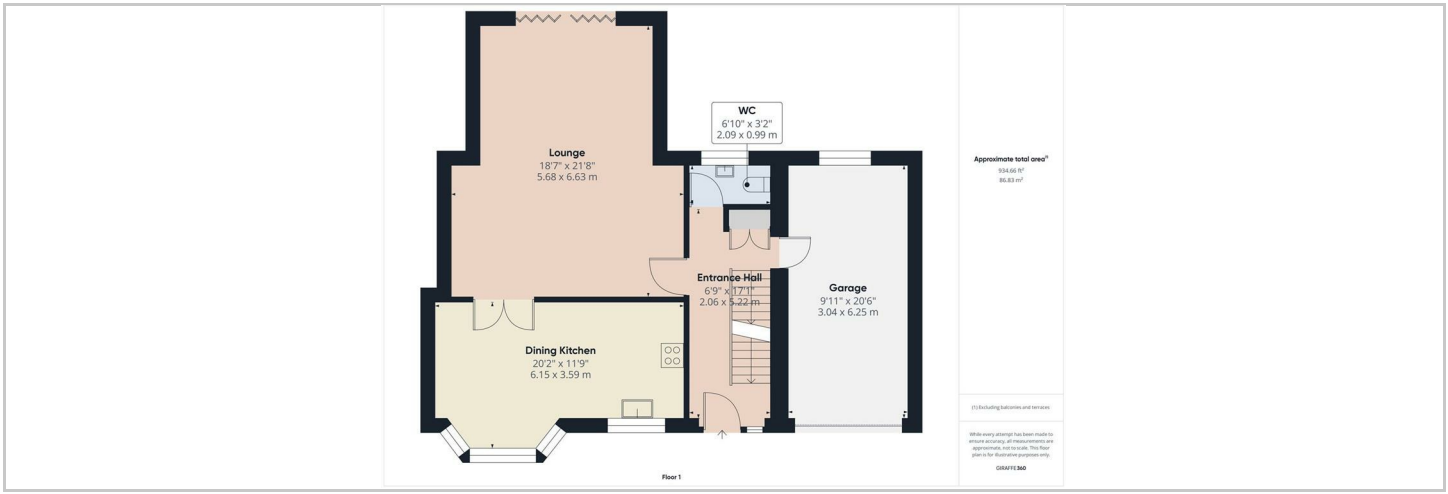
Road Map

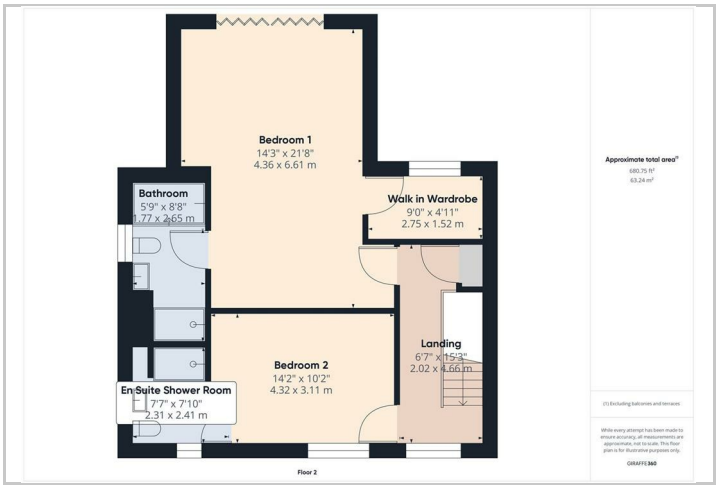


Hybrid Map

Terrain Map

Floor Plans

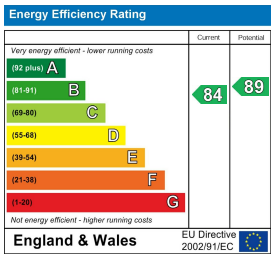




Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Important Notice
Mellors Estate Agents, their solicitors and joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Mellors Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ
Tel: 01298 24383 Email: info@mellors.org.uk www.mellors.org.uk