DENISE WHITE™
BESPOKE ESTATE AGENT









23 Errwood Avenue, Buxton, SK17 9BD

Offers in the region of £500,000

"Space, comfort and warmth - the foundations of every family home."

Back to the market due to a chain collapse
A well presented and deceptively spacious four bedroom family home occupying a highly sought after residential position in Buxton. Offering versatile accommodation, generous open plan living spaces and beautifully maintained gardens, the property is ideally located close to highly regarded schools, local amenities and the town centre.

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

This well presented and deceptively spacious family home occupies a highly sought after residential position within the popular spa town of Buxton, ideally situated just off Temple Road and within easy reach of highly regarded schools, local amenities and the town centre. Offering versatile accommodation arranged over two floors, the property has been thoughtfully configured to suit modern family living, combining generous open plan spaces with flexible bedroom accommodation and beautifully maintained gardens.

The accommodation is entered via a welcoming entrance hallway which immediately sets the tone for the spacious accommodation beyond. Positioned to the front aspect is a cosy sitting room, creating the perfect retreat for quieter evenings, whilst alongside sits a sizeable and well appointed ground floor family bathroom. The ground floor also benefits from a versatile double bedroom, ideal for guests, dependent relatives or those seeking home office space, together with a useful utility room.

Undoubtedly the heart of the home is the superb open plan living kitchen which spans the full width of the rear of the property. Fitted with a range of modern units incorporating integrated appliances, the kitchen offers ample space for a dining table and chairs whilst seamlessly opening into a generous lounge area centred around a charming multi-fuel stove. This wonderful sociable space is perfectly suited to both everyday family life and entertaining alike. Double doors lead through into a large conservatory which enjoys delightful views across the rear garden and provides an additional reception area flooded with natural light.

To the first floor, the property continues to impress with three excellent sized double bedrooms, two of which benefit from built in storage facilities. The bedrooms are serviced by a useful first floor WC, adding practicality for family living.

Externally, the property is approached over a generous driveway providing ample off-road parking alongside a spacious lawned frontage. Gated access to the side leads through to a lovely private and enclosed rear garden, beautifully maintained with paved patio seating areas set amongst well kept lawns and mature planting, creating an ideal outdoor space for both relaxation and entertaining. The garden further benefits from two useful garden stores providing excellent additional storage.

The property enjoys an enviable position just off Temple Road, ideally located between two of Buxton's highly regarded schools and within convenient reach of local shops, amenities, transport links and the town centre, making this an excellent opportunity for families seeking spacious and versatile accommodation within one of the area's most desirable locations.

Location

Nestled in the heart of the Peak District National Park, Buxton is a charming and historic spa town renowned for its elegant Georgian and Victorian architecture, stunning surrounding countryside and excellent quality of life. Often referred to as the "Gateway to the Peak District", Buxton offers the perfect balance of scenic rural living and modern convenience, making it particularly popular with families, professionals and those seeking an active outdoor lifestyle. Errwood Avenue is conveniently positioned with access to Buxton town centre with its range of shops and restaurants and is only 100m from Poole's Cavern and Buxton Country Park, one of the area's most popular visitor attractions and outdoor destinations.

The town is surrounded by breathtaking landscapes, with an abundance of walking, cycling and hiking routes nearby, including the Monsal Trail, Goyt Valley and countless beauty spots within the national park. Including very close proximity to Solomons Temple offering stunning panoramic views across Buxton and the Peak District.

Rich in culture and heritage, Buxton is home to the magnificent Pavilion Gardens, the iconic Devonshire Dome and the renowned Buxton Opera House, which hosts a wide variety of theatre productions, concerts and the internationally acclaimed Buxton Festival each year. The town centre provides an excellent range of independent shops, cafés, restaurants and traditional pubs alongside well known high street retailers, creating a vibrant yet welcoming atmosphere.

Buxton also benefits from excellent leisure and educational facilities, including highly regarded schools, a golf club, leisure centre and regular rail links to Manchester, making the town particularly attractive for commuters wishing to enjoy countryside living without compromising on connectivity. Combining beautiful architecture, thriving local amenities and unrivalled access to the Peak District, Buxton continues to be regarded as one of Derbyshire's most desirable places to live.

Entrance Hall
Composite entrance door to the front aspect. Wood block flooring. Radiator. Stairs off leading to the first floor. Understairs storage cupboard. Ceiling light. Doors leading into:-

Living Kitchen
26'2" x 11'10" (7.98 x 3.61)
Fitted with a range of wall and base units with work surfaces over incorporating an inset one and a half bowl sink unit with 'Insinkerator' boiling tap. Integrated five ring gas hob with extractor over, double electric oven and dishwasher. Space for a fridge freezer. Partial laminate and partial wood block flooring. Radiator. Log burning stove set on a granite hearth with exposed brick inset. Three uPVC windows to the rear aspect. uPVC door leading to the side of the property. uPVC door leading to the conservatory. Ceiling spotlights.

Conservatory
15'9" x 10'1" (4.81 x 3.09)
uPVC double glazed with French doors leading to the rear garden. Wood effect flooring. Two wall lights.

Sitting Room
12'10" x 11'0" (3.92 x 3.37)
Carpet. Radiator. uPVC windows to the front and side aspects. Ceiling light.

Bedroom Four
15'4" x 7'8" (4.68 x 2.35)
Carpet. Two radiators. uPVC windows to the front and rear aspects. Built-in storage cupboards. Wall light.

Bathroom
11'2" x 8'1" (3.41 x 2.47)
Fitted with a suite comprising of corner Jacuzzi bath, shower cubicle and vanity unti house the low level WC and wash hand basin. Tiled flooring. Fully tiled walls. Radiator. Obscured uPVC winos to the front and side aspects. Ceiling spotlights.

Utility Room
7'5" x 4'11" (2.28 x 1.52)
Fitted with a one and a half bowl sink and drainer unit with mixer tap. Plumbing for automatic washing machine. Space for condensing tumble dryer. Wall mounted 'Ideal' gas combination boiler. Tiled flooring. Radiator. Fully tiled walls. Partially obscured uPVC window to the side aspect. Ceiling light.

First Floor Landing
Carpet. Two ceiling lights. Loft access. Storage cupboard off. Doors leading into:-

Bedroom One
12'10" x 10'3" (3.93 x 3.14)
Carpet. Radiator. uPVC window to the front aspect. Two built-in storage cupboards. Ceiling light.

Bedroom Two
11'11" x 10'3" (3.64 x 3.13)
Carpet. Radiator. uPVC window to the rear aspect. Two built-in storage cupboards. Ceiling light.

Bedroom Three
14'3" x 10'11" (4.36 x 3.33)
Carpet. Radiator. Two uPVC windows to the side aspect. Ceiling light.

WC

7'1" x 2'11" (2.17 x 0.89)

Fitted with a low-level WC, bidet and wall mounted wash and basin. Tile flooring. Radiator. Fully tiled walls. Obscured uPVC window to the side aspect. Ceiling light.

Outside

Externally, the property enjoys beautifully maintained gardens to both the front and rear. To the front, a generous driveway provides ample off-road parking alongside a spacious lawned garden. Gated side access leads through to the private and enclosed rear garden, thoughtfully landscaped with paved patio seating areas set amongst well kept lawns and mature planted borders. The garden offers an excellent space for outdoor entertaining and family enjoyment, whilst two useful garden stores provide excellent additional storage.

Agents Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: High Peak Council Band E
Please note the seller of this property has a family connection to a member of the Denise White Estate Agents team. This relationship has been disclosed for transparency.

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

"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise 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 advise.

WE WON!

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

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.

You 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.

Do You 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.

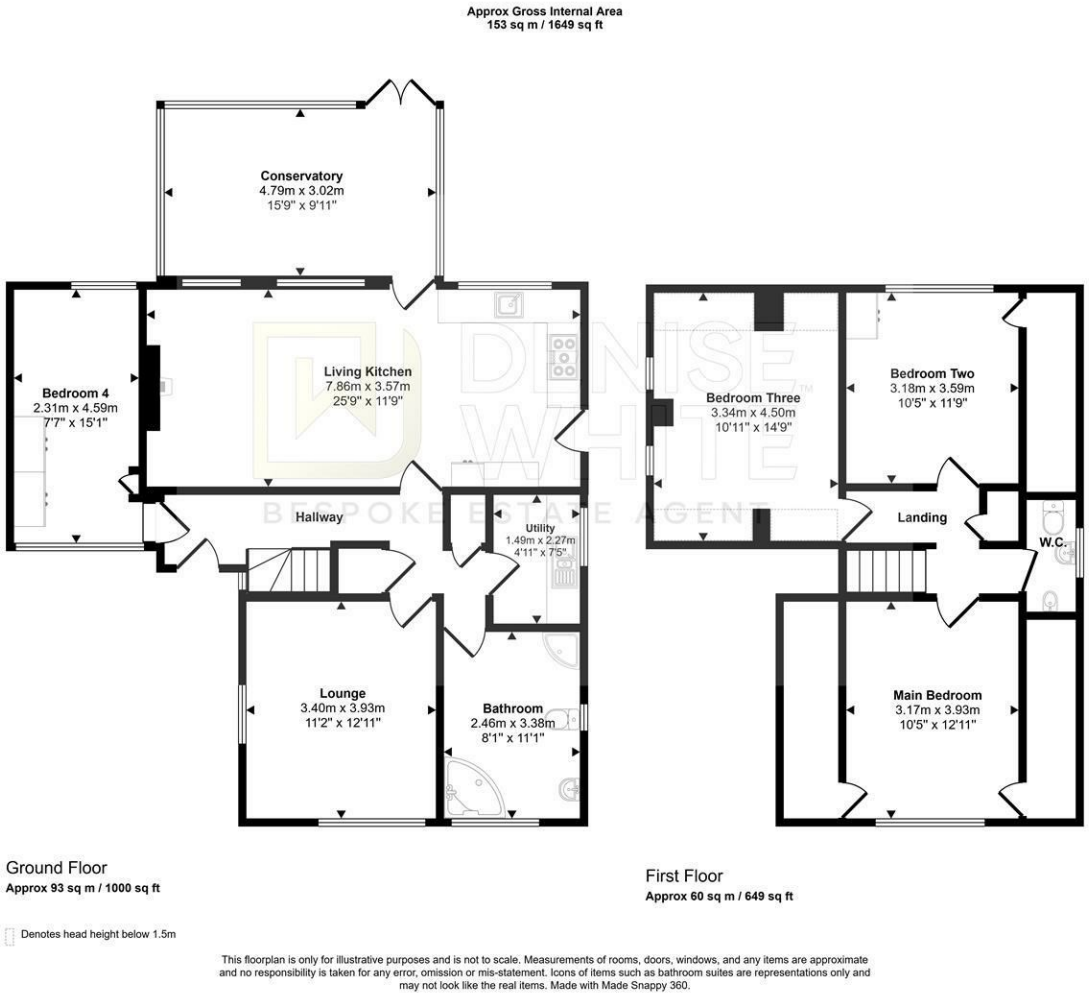
Buyer ID Checks

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.

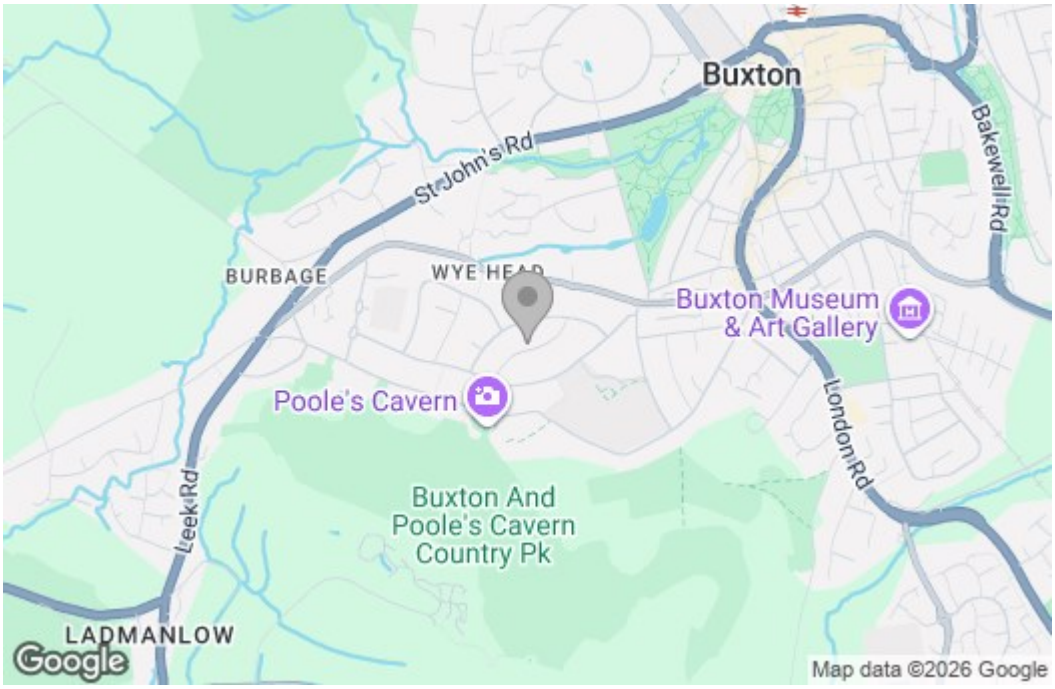
Images

Image: Grinlow Tower aka Solomon's Temple in Buxton Country Park, via Wikimedia Commons, licensed under CC BY-SA 4.0.
Image: The Crescent Hotel in Buxton 2020, via Wikimedia Commons, licensed under CC BY-SA 4.0.
Image: The Devonshire Dome - Buxton by Mick Lobb, licensed under CC BY-SA 2.0.
Image: Pump Room, Buxton by Michael Garlick, licensed under CC BY-SA 2.0

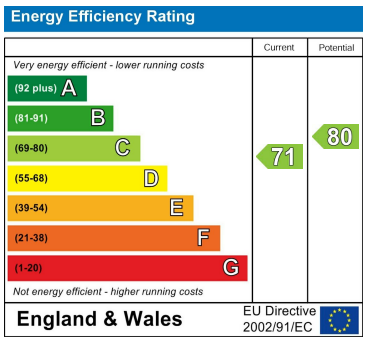
Floor Plan

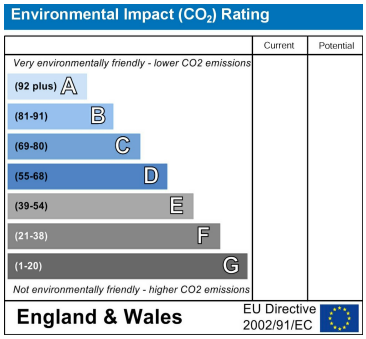


Area Map



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.

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