DENISE WHITE™
BESPOKE ESTATE AGENT









1 College Drive, Buxton, SK17 9FZ

Guide price £300,000

Guide Price- £300,000 - £310,000.

"Home is where one starts from."

This well presented three-bedroom detached family home, constructed in 2022, benefits from the reassurance of a remaining NHBC warranty. Situated in the sought-after area of Harpur Hill and tucked away from the main development, the property offers the perfect blend of modern living, comfort and a peaceful setting, making it an ideal choice for families and professionals alike.

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

This well-presented three-bedroom detached family home offers spacious and well-proportioned accommodation arranged over two floors. The ground floor briefly comprises an entrance hallway, lounge, kitchen, dining room and a convenient downstairs WC. To the first floor, there are three bedrooms, including a main bedroom with en-suite facilities, alongside a modern family bathroom.

Externally, the property benefits from off-road parking to the front, while to the rear is an enclosed, south-facing garden, providing an ideal space for relaxing, entertaining and enjoying the sunshine.

Situated in a popular residential area of Harpur Hill, on the outskirts of a well-established development and positioned away from the main estate itself, the property enjoys a more peaceful setting. Ideally suited to professionals, growing families and a range of buyers alike, this modern detached home combines practical living space with an attractive location.

Location



College Drive, Harpur Hill, offers an appealing setting for those seeking a balance of modern living and a peaceful residential environment. Situated on the outskirts of Buxton, Harpur Hill benefits from a community feel while remaining within convenient reach of the town centre and its range of shops, cafés, restaurants and everyday amenities. The surrounding area is well placed for enjoying the beautiful countryside.

The area also offers access to local schooling, nearby convenience stores and public transport links, making it a practical choice for families and commuters alike. With its residential surroundings and proximity to the natural beauty of the Peak District, College Drive presents an attractive location for those looking to enjoy a quieter pace of life without being too far removed from everyday conveniences

Why We Love This Property

We love this property for its modern design, peaceful position and fantastic family-friendly appeal. Built in 2022, the home offers contemporary living with the added reassurance of a remaining NHBC warranty. Tucked away from the main development on College Drive, Harpur Hill, it enjoys a more private setting while remaining conveniently placed. This is a wonderful home for those looking to settle into a modern property in a desirable residential location.

Entrance Hallway

uPVC front entrance door. Karndean flooring. Radiator. Decorative half panelled walls. Ceiling light. Stairs off leading to first floor. Doors off leading to:-

Kitchen

10'1 x 6'5 (3.07m x 1.96m)



Fitted with a modern and matching range of wall

and base units with drawers and wood effect worksurface over incorporating one and a half bowl rangemaster composite sink with mixer tap over. Wall cupboard housing the Logic gas combi boiler. Integrated dishwasher. Integrated fridge freezer. Integrated washing machine. Electric oven and grill with four ring gas hob and extractor hood over. uPVC window to the front aspect. Radiator. Ceiling light. Karndean flooring.

Lounge

19' x 9'3 (5.79m x 2.82m)



Carpet flooring. uPVC window to the front aspect ceiling light. Electricity fuse box.

Dining Room

19'11 x 8'3 (6.07m x 2.51m)



Karndean flooring. Radiator. uPVC window to the rear aspect. uPVC patio doors leading onto the rear garden. Two ceiling lights.

Wc



Karndean flooring. Wash hand basin. Low level WC. Radiator. Ceiling spotlight. Extractor fan.

First Floor Landing

Carpet flooring. Built in storage cupboard. Loft access. Ceiling light. uPVC window to the side aspect.

Bedroom One

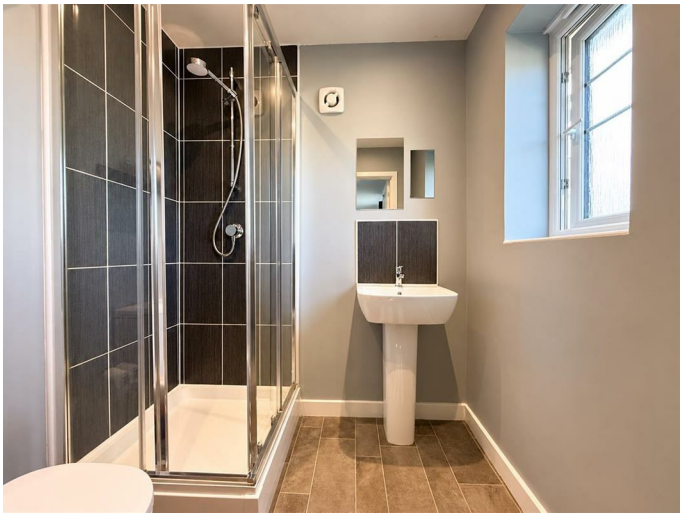
14'11 x 8'8 (4.55m x 2.64m)



Carpet flooring. Radiator. Two uPVC windows to the front aspect. Ceiling light. Door off leading to:-

En-Suite

5'10 x 5'2 (1.78m x 1.57m)



Fitted with a suite comprising walk-in shower cubicle with tiled walls, sliding doors and wall mounted shower over. WC. Wash hand basin. Heated towel rail. Obscure glazed uPVC window to front. Extract fan. Ceiling spotlights.

Bedroom Two

11'11 x 8'5 (3.63m x 2.57m)



Carpet flooring. Radiator. uPVC window to the rear aspect. Ceiling light.

Bedroom Three

10'11 x 7'10 (3.33m x 2.39m)



Carpet flooring. Radiator. uPVC window to the side and rear aspect. Ceiling light.

Bathroom

7'1 x 6' (2.16m x 1.83m)



Fitted with a modern matching three-piece suite comprising: – wash handbasin. Low-level WC. Panelled bath with glass a shower screen and Myra wall mounted shower over with waterfall style showerhead and handheld shower also. Partially tiled walls. Heated towel rail. Obscure glazed uPVC window to the side aspect. Ceiling spotlights. Extractor fan. Lino flooring.

Outside



The front of the property is a tarmacked driveway providing off road parking with further lawned garden to the side. There is gated access leading from the front to the rear of the property. To the rear of the property there is a south east facing garden, laid with paved patio, lawn, raised decking area and bark chipping area.

Agents Notes

Tenure: Freehold
Services: All Mains Services Connected
Council Tax: High Peak Borough Council- Band D

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.

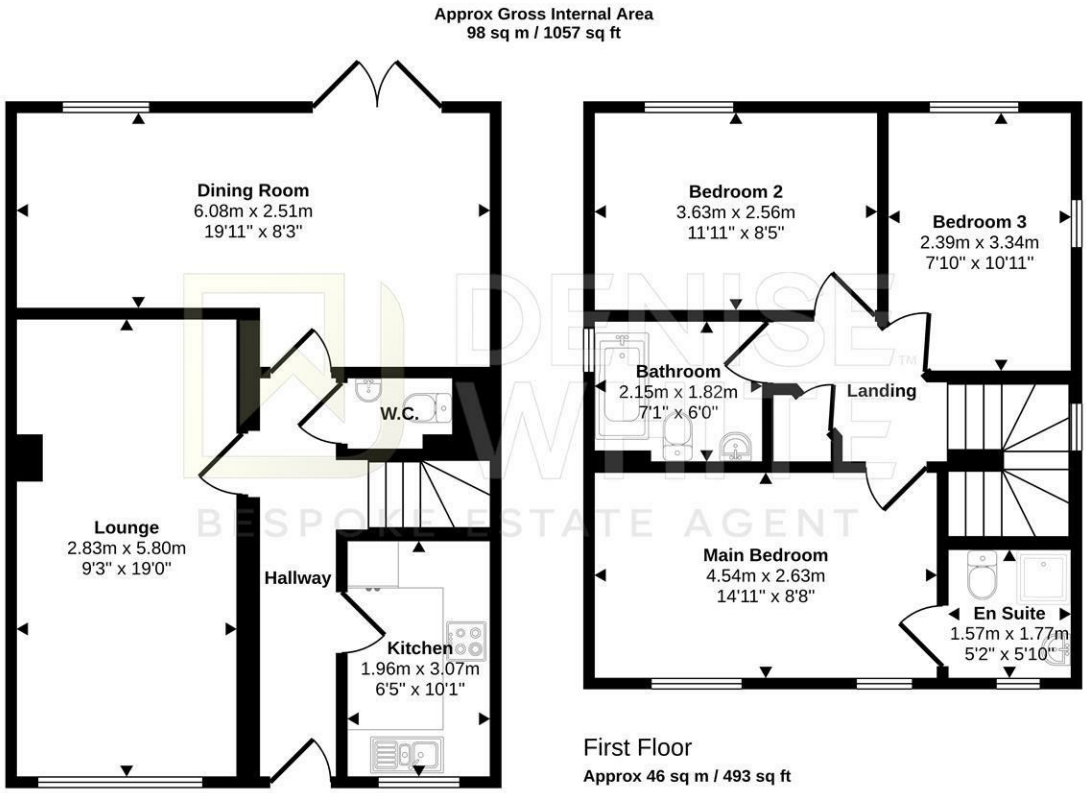
You WILL Need A Solicitor

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

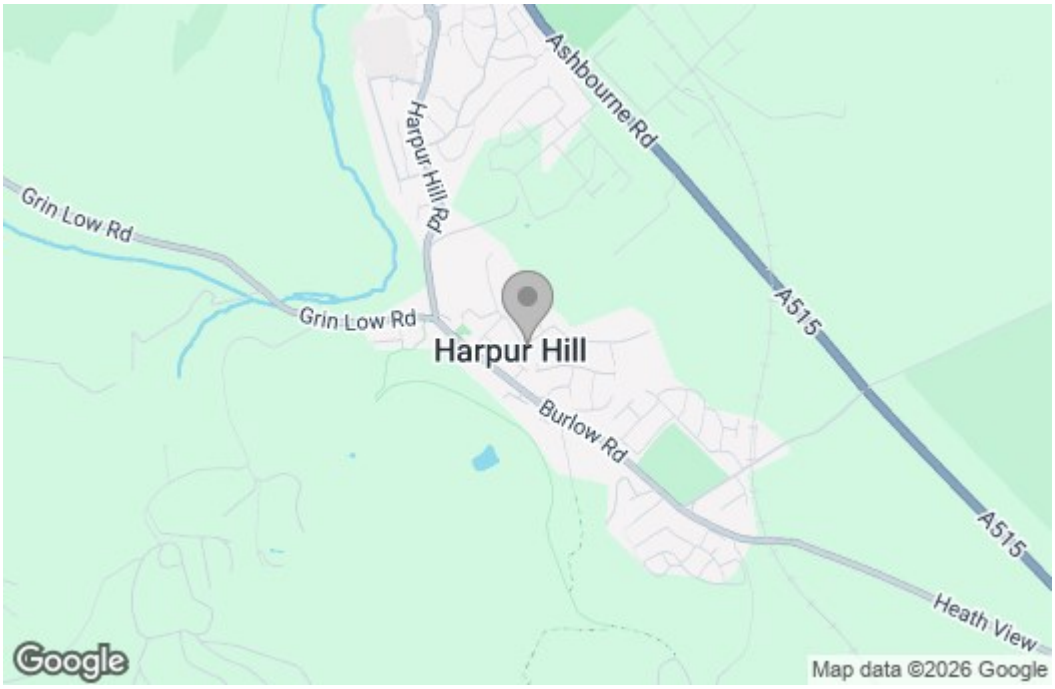
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365,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

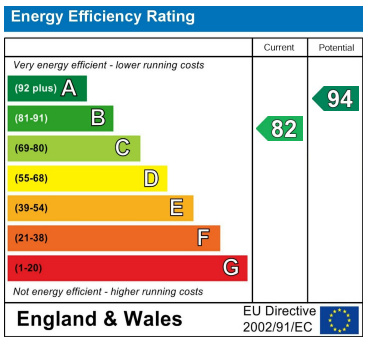


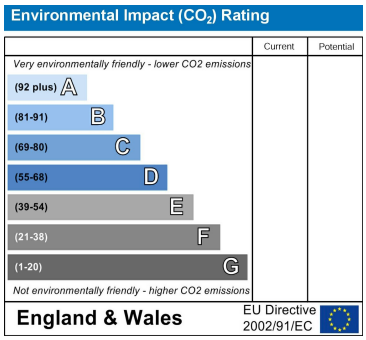
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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