



25 Hogshaw Villas Road, Buxton, SK17 7AR

Offers in the region of £297,500

"There is nothing like staying at home for real comfort." Jane Austen

This three-bedroom end-of-terrace property offers deceptively spacious accommodation arranged over four floors. Situated at the end of a peaceful cul-de-sac, the property enjoys a quiet setting while remaining within walking distance of the town centre and its wide range of amenities. Externally, the property benefits from off-road parking and a private rear garden, making it an ideal home for families or those seeking spacious accommodation in a convenient location.

Denise White Estate Agent Comments

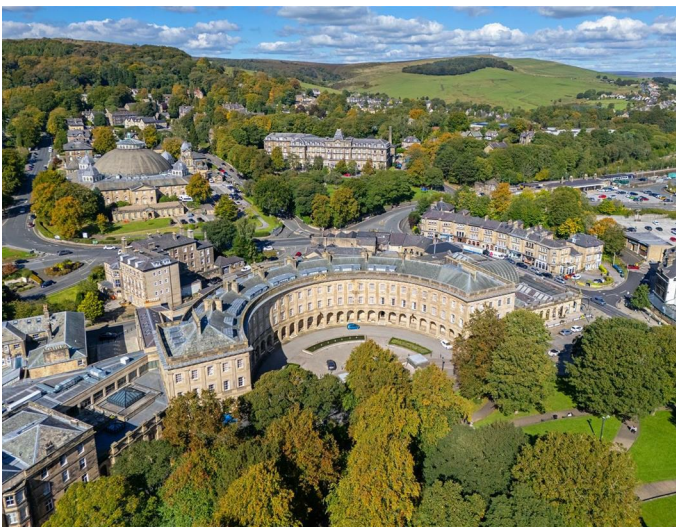
This deceptively spacious property enjoys a peaceful and private position at the end of a sought-after cul-de-sac, whilst remaining within walking distance of the town centre and its amenities.

The accommodation is arranged over four floors and briefly comprises an entrance hall leading through to the lounge, which flows into the dining room, along with a kitchen, utility room and downstairs WC. To the lower ground floor is a cellar divided into three chambers, all benefiting from good head height. The first floor offers a double bedroom and family bathroom, with two further bedrooms situated on the second floor.

Externally, the property benefits from a front garden and off-road parking for one vehicle. To the rear is an enclosed and private garden, providing an ideal space for relaxing and enjoying the tranquil sounds of the nearby stream.

The property occupies a particularly desirable position, combining a peaceful and tucked-away setting with the convenience of being within walking distance of the town centre. The vendors also own a garage situated at the end of the cul-de-sac, which is available by separate negotiation.

Location



Hogshaw Villas Road is a charming residential location in Buxton, offering an appealing

combination of peaceful surroundings and convenient access to the town centre. The area benefits from its proximity to Hogshaw Brook and the surrounding area, providing opportunities to enjoy scenic walks and the local countryside. Buxton town centre is within easy reach, offering a variety of independent shops, cafés, restaurants and everyday amenities, together with local schools and public transport links, including the railway station. This desirable location is ideal for those seeking a quieter residential setting without compromising on convenience, making it an attractive choice for a range of buyers.

Why We Love This Property!

We particularly love this property for its enviable combination of convenience and tranquillity. Tucked away in a peaceful position beside the stream, it offers a lovely setting to relax and unwind, whilst remaining within walking distance of Buxton town centre and a wide range of amenities, including shops and schools. A further benefit is the provision of off-road parking, a rare and valuable feature for a property in such a convenient town-centre location.

Entrance Vestibule



Front uPVC entrance door with stained glass feature. Wooden laminate flooring. Cupboard housing electricity fuse box and meter. Dado rail. Inner door leading to:-

Lounge

15'3 x 13'6 (4.65m x 4.11m)



Wooden laminate flooring. Radiator. Electric radiator. Freestanding Multi fuel stove with hearth and wooden mantle over. uPVC window to front. uPVC patio doors leading to rear garden. Ceiling light.

Door leading down to cellar. Stairs off leading to first floor. Inner door leading to:-

Dining Room

9'2 x 8'11 (2.79m x 2.72m)



Wooden laminate flooring. Radiator. uPVC window to side. Picture rail. Two velux windows. Two ceiling light points. Four ceiling spot lights.

Kitchen

10' x 7'10 (3.05m x 2.39m)



Fitted with a shaker style kitchen with wall and base units and drawers with work surface over incorporating one and a half bowl composite sink with mixer tap and drainer. Neff electric oven with Neff electric hob and extractor hood over. Tiled splashbacks and counter top lighting. Wall mounted Worcester Combi boiler. uPVC window to side. Ceiling light. Column style radiator. Tiled flooring.

Utility

7' x 4'8 (2.13m x 1.42m)

uPVC door leading to rear garden. Work surface with space below for white goods including space and plumbing for washing machine. Space for fridge freezer. uPVC window to rear. Column style radiator. Ceiling spotlight. Tiled floor. Folding door leading to:

Wc

With low-level WC. Corner wash hand basin. Half tiled walls. uPVC window to rear. Tiled flooring. Ceiling spotlight.

Lower Ground Floor- Cellars

Split into three chambers. With power and lighting.

First Floor Landing

Carpet flooring. Ceiling light. Stairs off leading to second floor.

Bedroom One

11'4 x 9'9 (3.45m x 2.97m)



Wood effect flooring. Radiator. uPVC window to front. Fitted wardrobes with sliding doors. Second fitted wardrobe with coat hanging space. Ceiling light point.

Bathroom

10'10 x 5'7 (3.30m x 1.70m)



Fitted with a three piece suite comprising: low-level WC, wash hand basin and panelled bath with folding shower screen and wall mounted waterfall style showerhead over with handheld shower also. Column style radiator. Large built-in storage cupboard. Lino flooring. Half tiled walls. Ceiling light. uPVC window to rear.

Second Floor



Carpet flooring. Half landing with uPVC window to rear. Doors off leading to: –

Bedroom Two

14'5 x 7'10 (4.39m x 2.39m)



Carpet flooring. Radiator. uPVC window to front. Storage cupboard. Ceiling light.

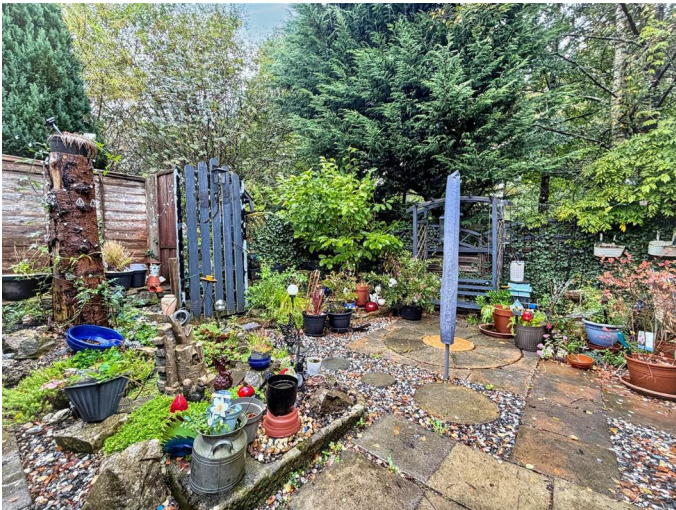
Bedroom Three

10'8 x 7'9 (3.25m x 2.36m)



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

Outside



To the front of the property is a driveway providing off road parking for one vehicle with cottage style garden to front. With side access with covered area, leading to the paved rear garden with several seating areas and sheltered and housing the summer house. A truly peaceful garden which is situated next to the stream and tree's providing privacy. Gated access to the rear of the garden which leads down to the stream.

Garage



The current vendors own a garage on the other side of the bridge, which is up for separate negotiation. There is a £200 plus VAT ground rent payable to the local authority for land the garage sits on.

Agents Notes

Tenure: Freehold

Services: All Mains Services Connected

Council Tax: High Peak Borough Council- 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?

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.

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.

Need A Mortgage?

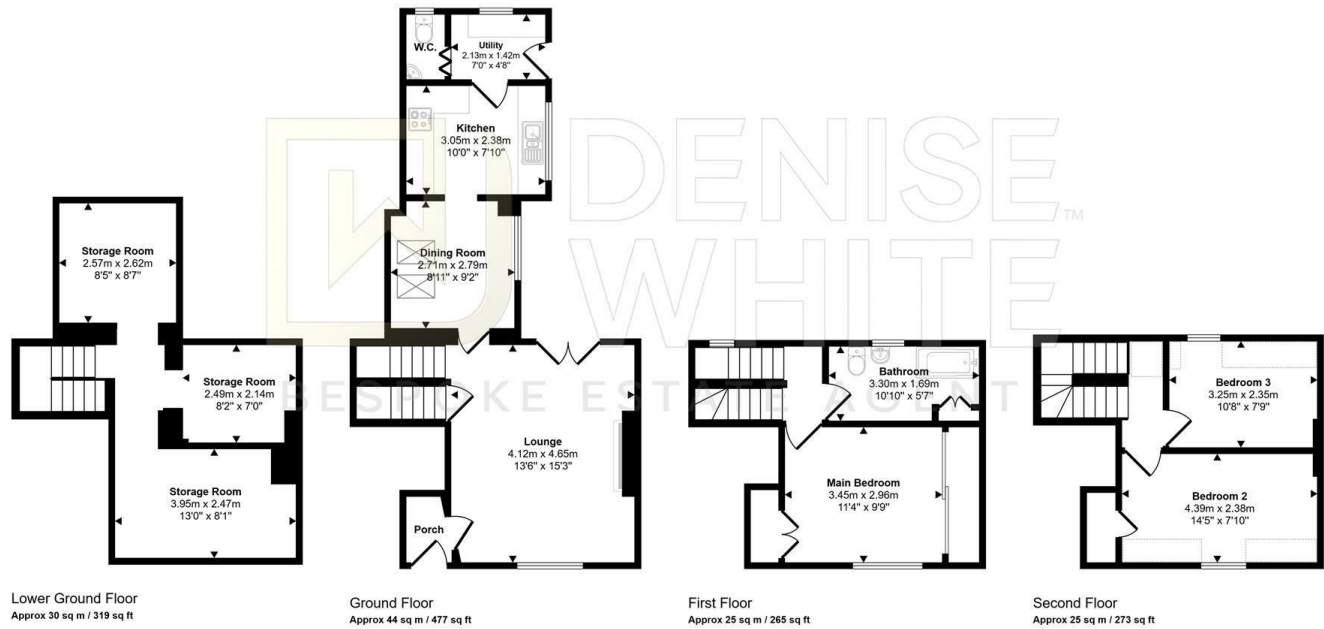
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

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.

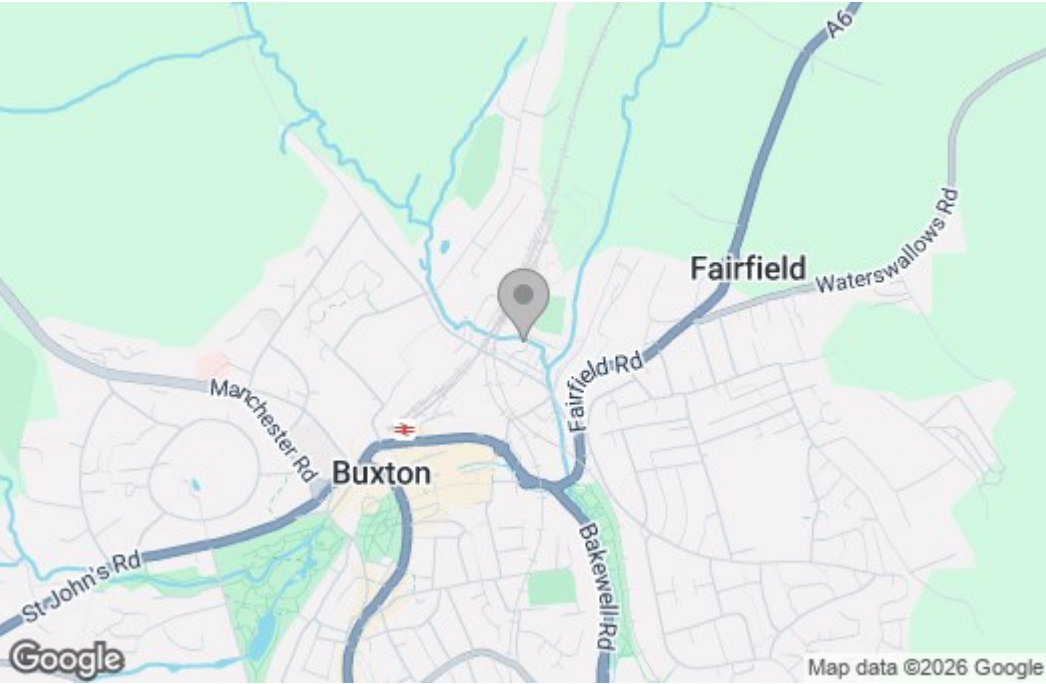
Floor Plan

Approx Gross Internal Area
124 sq m / 1334 sq ft

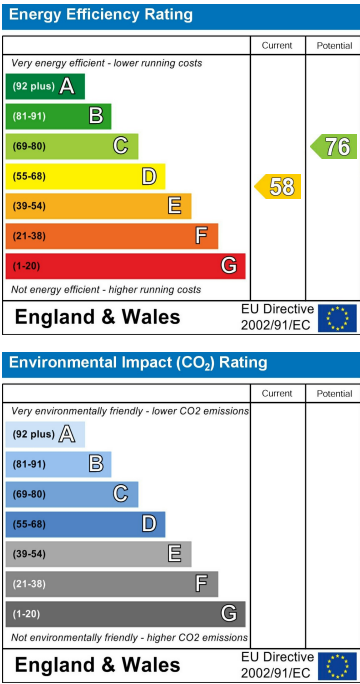


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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