



14 Leek Road

, Buxton, SK17 6UD

Offers in excess of £350,000



"There is nothing quite like a home with character, charm and a view to make you pause."

A beautifully presented three-bedroom semi-detached home, combining timeless 1930s character with stylish modern touches and a wealth of original features throughout. Offering generous and versatile accommodation, attractive gardens and beautiful views across the surrounding countryside, this charming home provides a wonderful blend of period character, modern comfort and an idyllic setting.



Denise White Agent Comments

Occupying a generous plot in a pleasant semi-rural setting, this attractive three-bedroom semi-detached home is a wonderful example of a traditional 1930s property, combining an abundance of beautiful original features with a high standard of modern presentation throughout.

From the moment you step inside, the spacious entrance hall creates an inviting first impression, with a striking panelled staircase adding a sense of character and charm. To the front of the property is a well-proportioned dining room, featuring a gorgeous bay window overlooking the front garden and attractive picture railing, perfectly complementing the period style of the home.

Double doors lead through into the second reception room, currently used as a comfortable living room. A further bay window provides a wonderful outlook over the rear garden and beyond, where beautiful surrounding countryside creates a particularly picturesque backdrop.

The well-proportioned kitchen is fitted with stylish and contemporary cabinetry, providing a practical and attractive space for everyday living. There is also convenient access to the side of the property.

To the first floor are three bedrooms. The two spacious double bedrooms enjoy pleasant outlooks over the surrounding countryside, while the third bedroom is a useful single room, offering excellent versatility and lending itself perfectly to use as a home office, dressing room or child's bedroom.

Completing the first floor is a large family bathroom, fitted with a modern suite and featuring a generous walk-in shower.

Externally, the property benefits from off-road parking to the front providing ample space for multiple vehicles. The front garden is predominantly lawned and complemented by mature borders, creating a welcoming approach to the home. There is potential at the side of the home for those wishing to consider extending the property in the future, subject to the necessary planning permissions and consents.

A pathway leads around to the rear garden, which has been thoughtfully landscaped to create a private and enjoyable outdoor space. The garden is predominantly lawned, providing plenty of room for children and pets to play safely, while beautiful views across the surrounding countryside can also be enjoyed from the garden.

The property further benefits from access to a useful cellar room, providing valuable additional storage space.

A charming and characterful home, this property offers a rare combination of original 1930s features, generous proportions, excellent presentation, and beautiful countryside views. With its versatile accommodation this is a home that is likely to appeal to a wide range of buyers.

Location

Set amid the breathtaking landscape of the Peak District National Park, Buxton is a historic spa town renowned for its regency architecture, natural thermal springs, and vibrant community. Often referred to as the "Gateway to the Peaks", Buxton offers a unique blend of cultural richness, outdoor adventure, and modern convenience – making it one of Derbyshire's most desirable places to live.

Buxton town centre offers a charming mix of independent boutiques, high-street shops, artisan food stores, and supermarkets. The Pavilion Gardens Arcade hosts regular markets, craft fairs, and pop-up events, while larger retailers are easily accessible within the town.

From cosy cafés and tearooms to stylish restaurants and country pubs, Buxton caters to every taste.

Buxton is home to the Buxton Opera House, one of the UK's finest examples of Edwardian theatre, hosting a year-round programme of theatre, music, comedy, and film.

Surrounded by dramatic landscapes, Buxton is a paradise for walkers, cyclists, and nature lovers. Enjoy direct access to scenic trails such as the Monsal Trail, Goyt Valley, and Solomon's Temple, or explore the rolling hills and limestone dales of the Peak District National Park just minutes away.

Buxton offers a range of primary and secondary schools, including well-regarded local institutions and nurseries. Buxton & Leek College, part of the University of Derby, also provides further education and training opportunities.

Rich in Georgian and Victorian architecture, Buxton boasts landmarks such as the Crescent, Devonshire Dome, and the Pavilion Gardens. The town's thermal spring heritage continues to attract visitors, adding to its historic charm and wellness appeal.

Entrance Hallway

Composite door to the front aspect. Carpet. Radiator. uPVC window to the front aspect. Stairs to the first floor accommodation. Ceiling light. Doors leading into: –

Dining Room 11'5" x 10'10" (3.49 x 3.32)

Carpet. Radiator. uPVC bay window to the front aspect. Picture railing. Ceiling light.

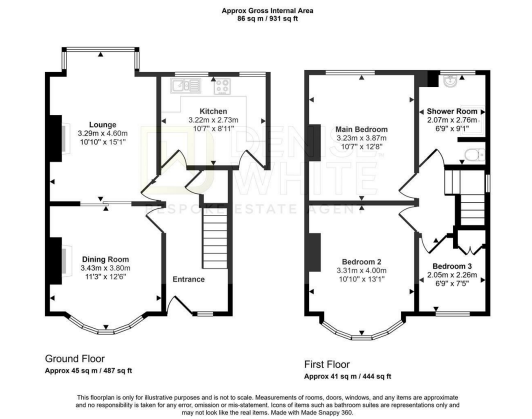
Lounge 12'11" x 10'11" (3.96 x 3.33)

Carpet. Gas fire. uPVC box bay window to the rear aspect. Picture railing. Ceiling light.

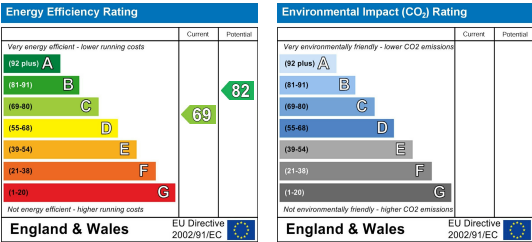
Area Map



Floor Plans



Energy Efficiency Graph



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