Crowther | Key

SALES







£419,995

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25 Bee Low Road
Buxton SK17 9GF









Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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At the heart of the home is an impressive 18ft kitchen/breakfast room fitted with a stylish range of units, quality integrated appliances and uPVC French doors opening onto the garden – a bright, sociable space made for modern family life. This is complemented by a generous triple-aspect lounge, a separate utility room and a ground floor WC, creating a highly practical downstairs layout. To the first floor are four well-proportioned bedrooms, including a principal bedroom with an extensive range of fitted furniture and a further double bedroom benefitting from its own en-suite shower room, all served by a contemporary family bathroom. Outside, the superb two-tier rear garden has been thoughtfully landscaped for low-maintenance enjoyment. An early viewing is highly recommended.

4 Years left on the new build warranty.

Location

Harpur Hill is a sought-after village on the southern edge of Buxton, positioned approximately 1.5 miles from Buxton town centre and framed by open countryside and the surrounding hills of the Peak District National Park. The village itself offers useful day-to-day amenities including a local primary school, shop and public house, while the wider spa town of Buxton – the joint highest market town in England – provides an excellent range of independent shops, cafes and restaurants, well-regarded schooling, the historic Pavilion Gardens and Opera House, and a regular rail service to Stockport and Manchester Piccadilly in under an hour. The location offers an appealing blend of rural surroundings with genuine everyday convenience, making it ideally suited to family life.

Ground Floor

Entrance Hall
Composite front door, cloaks cupboard, stairs rising to the first floor, double radiator.

Lounge 16'1" x 11'1" (4.90m x 3.38m)
A bright triple-aspect reception room with three uPVC double-glazed windows and a double radiator.

Kitchen/Breakfast Room 18'0" x 12'1" (5.49m x 3.68m)
Fitted with a very attractive range of floor units and worktops with matching wall cupboards, an inset sink unit, four-ring stainless steel gas hob, stainless steel extractor hood, built-under stainless steel electric oven, integrated microwave, integrated dishwasher and integrated fridge/freezer. Double radiator, two uPVC double-glazed windows and uPVC French doors opening to the rear garden.

Utility Room 5'10" x 5'9" (1.78m x 1.75m)
Fitted floor units and worktop, integrated washing machine, uPVC double-glazed window and a column radiator.

Separate WC
Low-flush WC, wash hand basin set in a vanity unit, extractor fan and radiator.

First Floor

Landing
Large airing cupboard/double wardrobe, uPVC double-glazed window and radiator.

Bedroom One 12'0" x 10'1" (3.66m x 3.07m)
A generous principal bedroom with an extensive range of fitted bedroom furniture comprising wardrobes, a dressing table unit and drawers. uPVC double-glazed window and double radiator.

Bedroom Two 11'9" x 9'10" (3.58m x 3.00m)
A double bedroom with two uPVC double-glazed windows and a radiator.

Bedroom Three 12'2" x 11'2" (3.71m x 3.40m)
A further double bedroom with two uPVC double-glazed windows and a double radiator, benefitting from an en-suite shower room comprising a shower enclosure with electric shower unit, wash hand basin, low-flush WC, radiator, uPVC double-glazed window and extractor fan.

Bedroom Four 11'4" x 9'0" (3.45m x 2.74m)
uPVC double-glazed window and radiator.

Family Bathroom
Appointed with a panelled bath with shower and screen over, wash hand basin set in a vanity unit and a low-flush WC. Double radiator, uPVC double-glazed window and extractor fan.

Outside

To the rear is a superb two-tier garden that has been landscaped for ease of maintenance, laid principally to composite decking with an artificial turf area – an attractive and practical space for relaxing and outdoor dining.

Property Type: Detached new-build house
Tenure: Freehold (to be confirmed)
EPC Rating: To be confirmed
Council Tax Band: To be confirmed

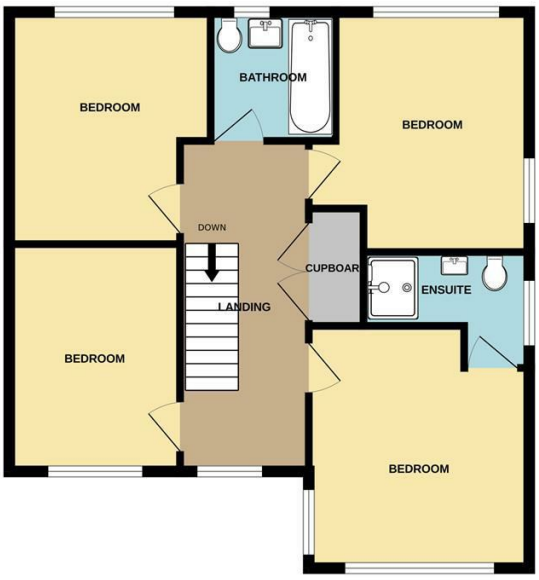
Important Notice

These particulars are intended to give a fair and general description of the property and do not form part of any contract or offer. All measurements are approximate and are provided as a guide only. Whilst every care has been taken in their preparation and the details are believed to be correct, their accuracy is not guaranteed and any intending purchaser should not rely on them as statements or representations of fact. None of the services, appliances, fixtures or fittings have been tested and no warranty is given as to their condition or working order. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of these statements. The vendor has confirmed and approved these details prior to publication. These particulars are produced in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (which replaced the Property Misdescriptions Act 1991).

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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