DENISE WHITE™
BESPOKE ESTATE AGENT









108 Green Lane, Buxton, SK17 9DQ

Guide price £575,000

Guide price of £575,000 - £595,000.

"There is something special about a beautiful home — the moment you see it, you can already imagine yourself living there."

Positioned on one of Buxton's most sought-after streets, this impressive three-bedroom detached home offers light, spacious and well maintained accommodation, together with a fantastic plot that gives the property a real sense of space and privacy.
There is ample off-road parking, a detached garage and beautifully established gardens. Then the views.... from the rooftop, a fabulous panorama stretches across Buxton town centre and towards the surrounding hills.

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 Agent Comments

Upon first glance, you will fall in love with this beautifully presented three-bedroom detached property, which boasts character and charm from the moment you arrive.

Offering light, spacious and well-proportioned accommodation arranged over two floors, the property has been immaculately maintained throughout and has recently benefited from new carpets and redecoration.

A welcoming and spacious entrance hallway provides access to reception rooms, including the generous lounge, dining room and well-appointed kitchen, together with a useful downstairs WC and pantry.

To the first floor are three double bedrooms and a modern shower room. The property also benefits from a fully boarded loft space with a Velux-style window, offering excellent potential for a variety of uses, subject to any necessary planning permissions and building regulations.

Externally, the property is every bit as appealing. The impressive plot features wraparound gardens, with a large lawned garden to the side and a paved patio to the rear, with steps leading down to a further lower lawned garden. There is also ample off-road parking accessed via an electronic gate and a detached garage with a useful utility area.

Properties occupying such a beautiful position and generous plot rarely come to the market, making this a particularly special opportunity.

Adding further appeal are the far-reaching views across Buxton and towards the surrounding countryside, creating a wonderful backdrop to this charming home.

A rare opportunity to acquire a characterful three-bedroom detached property, occupying a superb plot in one of Buxton's most desirable locations.

Location



Green Lane is a highly desirable residential location, offering a peaceful setting surrounded by mature trees and attractive individual properties, whilst being conveniently close to Buxton town centre.

The area is ideally placed for enjoying the beautiful Peak District countryside, with numerous scenic walks nearby including Solomon's Temple, Grin Low and Buxton Country Park. The elevated position also provides wonderful views across Buxton and the surrounding landscape.

Buxton

Historic Buxton is one of Derbyshire's most sought-after towns, renowned for its elegant architecture, famous thermal springs and stunning Peak District setting. The town offers an excellent selection of independent shops, cafés, restaurants, traditional pubs and everyday amenities, alongside cultural attractions including Buxton Opera House, the Pavilion Gardens and the magnificent Buxton Crescent.

With beautiful countryside on the doorstep and the town's amenities close at hand, Green Lane offers an exceptional combination of tranquillity, convenience and Peak District living.

Why we LOVE it!

We absolutely love this property, as it is one of those homes you can fall in love with before you even walk through the door. The beautiful exterior

creates an immediate impression, and you certainly won't be disappointed once inside.

The accommodation is fantastic, offering generous, beautifully presented living space, while the property and plot also provide plenty of scope for the future. Rarely does a home come to the market where so little compromise is needed.

With its enviable setting, highly sought-after street, fabulous views and everything you could wish for close at hand, this really is a home that ticks so many boxes. A truly special property and a rare opportunity to find a home of this quality in such a wonderful Buxton location.

Entrance Hallway



Timber entrance door with obscure glazed and leaded detail windows to front aspect. Wooden flooring. Central heating radiator. Stairs leading to first floor. Picture rail. Ceiling light. Original internal doors leading to: –

Lounge

19'10 x 14'2 (6.05m x 4.32m)



Carpet flooring. uPVC bay window to front aspect. Three central heating radiators. Feature gas fire with marble surround and mantle over. Two wall lights. Picture rail. Ceiling light. Double opening doors leading to: –

Dining Room

14'10 x 12'7 (4.52m x 3.84m)



Carpet flooring. Two central heating radiators. uPVC windows to side and rear aspect with patio doors leading onto the rear garden. Two wall lights.

Kitchen

12'8 x 10'6 (3.86m x 3.20m)



Fitted with a matching range of wall and base units with drawers and display cabinets. Work surface over incorporating stainless steel 'Frankee' sink with mixer tap and drainer. Integrated under counter fridge. Integrated dishwasher. Space for range sized cooker. Laminate flooring. Column style radiator. uPVC window to rear and side. Ceiling spotlights.
Door leading to large under stairs pantry cupboard with window.

Side Porch

uPVC side entrance door. Laminate flooring. Cupboard housing the electricity metres. Burglar alarm controls.

Downstairs WC



Tiled flooring. Radiator. Low-level WC. Wash hand basin. Original circular window to front aspect with leaded detail. Ceiling light point. Extract fan. Cupboard housing the gas meter.

First Floor Landing

Carpet flooring. Single glazed window to side aspect with obscure glass and lead detailing. Loft access. Ceiling light point. Picture rail.

Bathroom

8'2 x 7'10 (2.49m x 2.39m)



Jacuzzi panelled bath with handheld shower attachment over, Bidet, Concealed cistern low-level WC, Vanity wash hand basin with a storage cupboard below and walk-in shower cubicle with tiled walls and sliding door. Towel radiator. Decorative half panelled walls. Storage cupboard housing the Alpha boiler and hot water cylinder. Ceiling spotlight. Extract fan. uPVC window to rear. Lino flooring.

Bedroom One

13'5 x 12'2 (4.09m x 3.71m)



Carpet flooring. Radiator. uPVC window to front and side aspect. Picture rail. Ceiling light.

Bedroom Two

13'6 x 12'1 (4.11m x 3.68m)



Carpet flooring. Radiator. uPVC windows to side and rear aspect. Picture rail. Ceiling light.

Bedroom Three

9'2 x 7'10 (2.79m x 2.39m)



Carpet flooring. Radiator. Picture rail. uPVC window to front. Ceiling light.

Loft Space

13'9 x 13'4 (4.19m x 4.06m)

With loft ladder access from the landing. Fully boarded floor. Velux style window. Ceiling light. Further eaves storage area. Central heating radiator.

Detached Garage

23' x 9'10 (7.01m x 3.00m)



Garage area. Up and over door front. uPVC window to side. Lighting and power.
Utility space- Lino flooring. uPVC window to rear. uPVC side entrance door. Lighting and power. Base units with work surface over. Space for undercounter appliances.

Outside



Double electric gates lead to a blocked paved driveway with parking. Large garden to the side of the property with flowerbed boards with an array of mature bushes shrubs and plants with flower bed in the grass. To the rear of the property is a paved patio seating area with iron balustrade with steps leading to lower level lawn garden with shed.

Agents Notes

Tenure: Freehold
Services: All mains services connected.
Council Tax: High Peak Band F

Set within a conservation area.

The land is subject to a yearly rentcharge of £6.00 created by a conveyance dated 25 April 1946

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?

Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal

House 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.

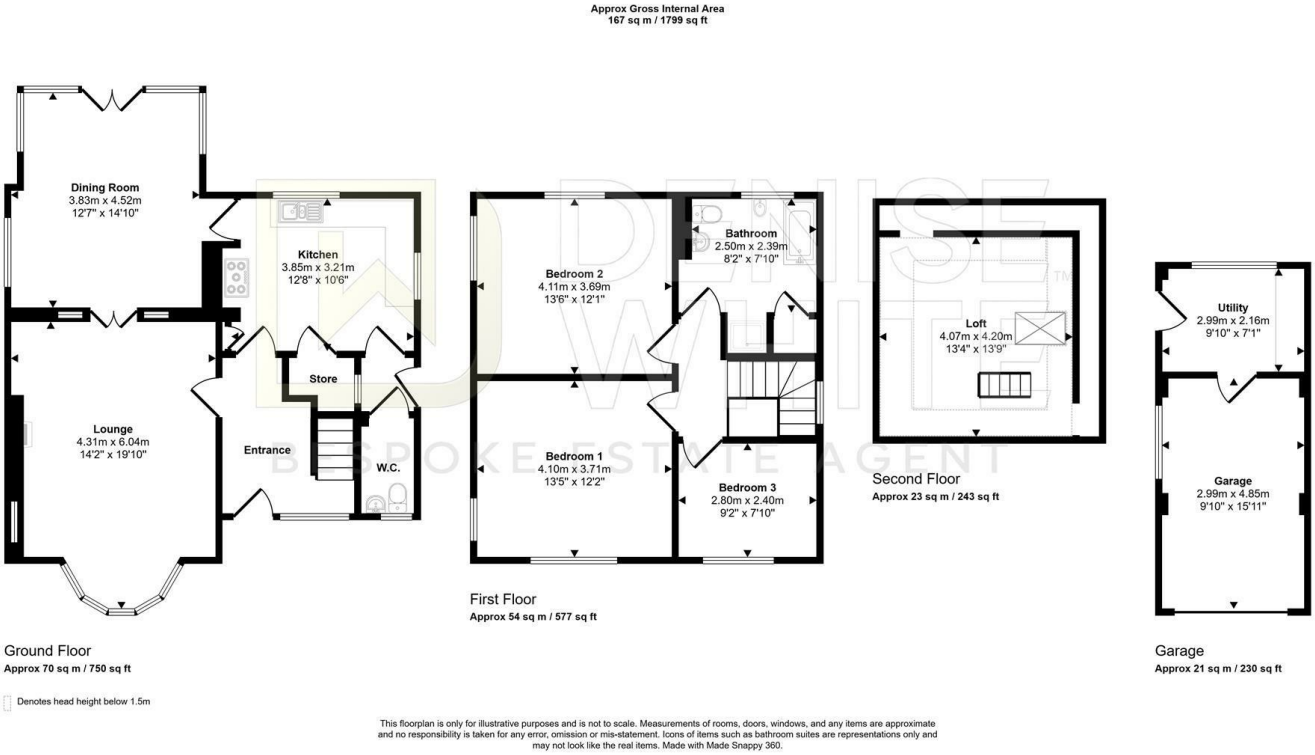
Do You Need A Mortgage?

Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

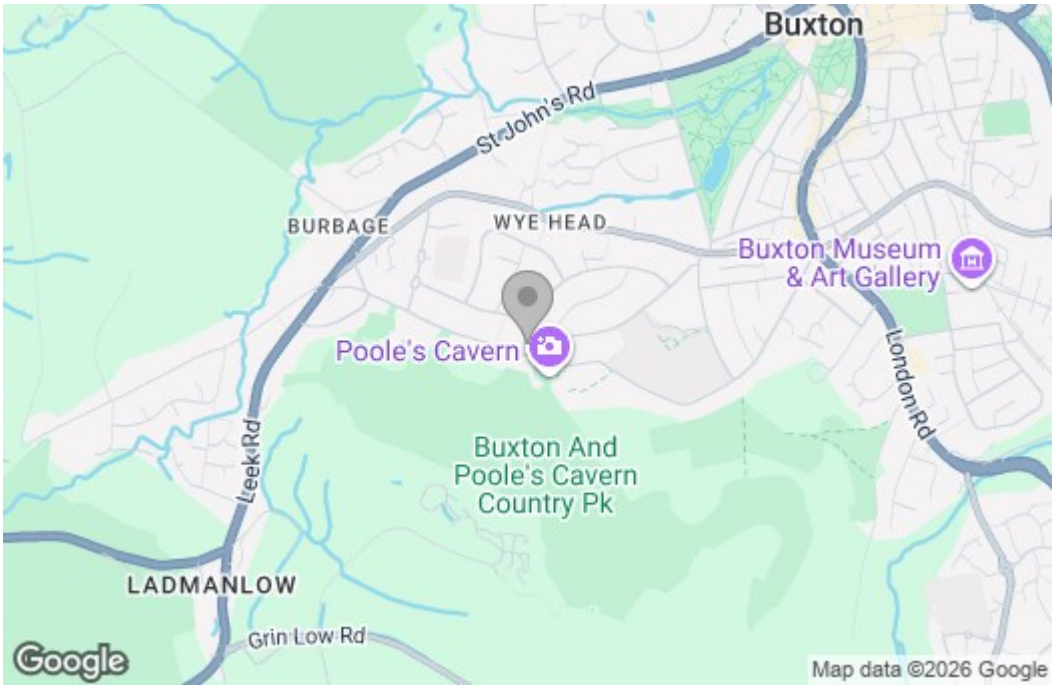
Buyer ID Checks

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.

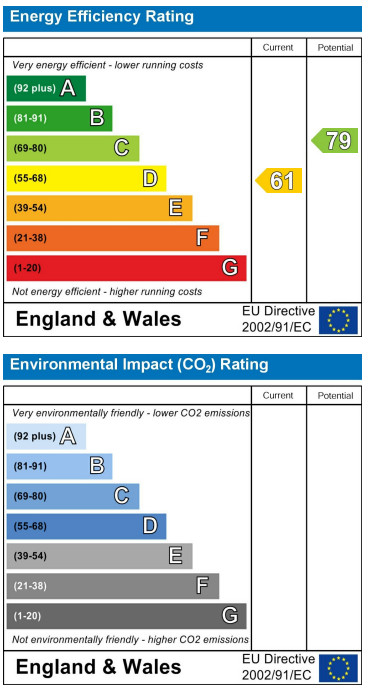
Floor Plan



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