DENISE WHITE™
BESPOKE ESTATE AGENT









130 Lightwood Road, Buxton, SK17 6RW

Offers in the region of £725,000

"An enchanting garden, versatile accommodation and a setting that feels a world away."

This light and spacious property offers versatile, larger-than-average accommodation arranged predominantly over two levels. To the lower ground floor is an extensive storage area, divided into three useful cellar rooms, together with a substantial loft space providing excellent additional storage.
The property offers five bedrooms, three bathrooms and three reception rooms, providing an impressive amount of flexible living space to suit a variety of buyers and lifestyles.
Externally, the property benefits from ample off-road parking to the front, together with an integral double garage. To the rear is a truly wonderful, larger-than-average garden, beautifully established and enjoying a peaceful streamside setting, providing a private and tranquil outdoor space.

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Denise White Estate Agents Comments



This impressive light and spacious property offers larger-than-average, versatile accommodation throughout, arranged predominantly over two levels and providing an excellent amount of space for modern family living along with ample storage. Ideally situated in a highly convenient town-centre location, the property is within easy walking distance of the town centre and a wide range of local amenities, including shops, cafés, restaurants, schools and the railway station.

The generous accommodation comprises five bedrooms, three bathrooms and three reception rooms, offering considerable flexibility for a variety of buyers and lifestyles. Whether required as a substantial family home, a property with space for guests, or simply somewhere offering excellent room to work, relax and entertain, the accommodation provides plenty of scope to adapt to individual requirements.

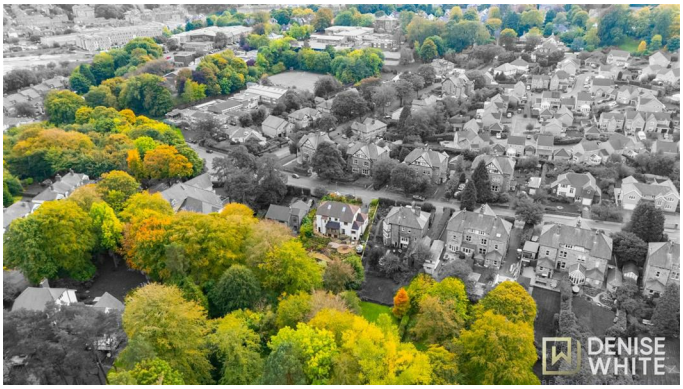
To the lower ground floor is a particularly useful area of additional space, comprising three separate cellar rooms, ideal. There is also a substantial loft space, providing further excellent storage and eaves storage space rooms. All have huge scope and potential for a variety of uses, subject to any necessary consents.

One of the most impressive aspects of this property is the combination of its generous internal accommodation and exceptional outside space. To the front is a substantial driveway providing ample off-road parking, together with an integral double garage, a particularly valuable feature given the convenient town-centre setting.

To the rear, the property enjoys a truly wonderful, larger-than-average garden which provides a peaceful and private setting rarely found in such a convenient location. The garden is beautifully established, with generous lawned areas, mature planting and a variety of attractive features, while a peaceful stream runs through the grounds, creating a tranquil and picturesque environment. For those who value outdoor space, this is undoubtedly one of the property's standout features.

Overall, this is a rare opportunity to acquire a substantial and versatile home with beautiful external space. Combined with its highly convenient town-centre location and easy walking access to local amenities and transport links, the property offers an unusual and appealing balance of space, privacy, convenience and character.

Location



Lightwood Road is a highly regarded residential location in Buxton, offering a combination of established residential surroundings, beautiful countryside and convenient access to the amenities of this historic spa town, many of which are within walking distance.

The area is well placed for access to the wider road network, with good connections towards Bakewell, Macclesfield, Matlock and Chesterfield. Buxton railway station is also within a short walk, providing regular services towards Manchester and

making the location ideal for commuters.

For those who enjoy the outdoors, there are an abundance of scenic walks, bridleways and cycling routes nearby, including Lightwood Reservoir, Corbar Cross and Combs Moss, all providing excellent opportunities to enjoy the surrounding Peak District countryside.

Buxton itself is renowned for its stunning architecture, Georgian heritage and picturesque setting within the Peak District National Park. The town offers a wide range of amenities, including independent shops, cafés, restaurants, bars, supermarkets, schools and leisure facilities. The Pavilion Gardens, Buxton Opera House and Buxton Crescent are also within easy reach.

Overall, Lightwood Road offers an appealing residential setting, combining the amenities and character of Buxton with easy access to some of the finest countryside in the Peak District and excellent transport links.

Why We LOVE This Property!



We particularly love this property as it is not often that you find a home where the outside space is just as impressive and spacious as the accommodation within.

The property offers light and spacious accommodation throughout, with a real stand-out feature being the stunning, beautifully established garden. Enjoying a peaceful streamside setting, the garden is a wonderful space for those with a passion for gardening or simply looking to enjoy a private and tranquil outdoor environment.

Internally, the property offers versatile accommodation which could be adapted and configured to suit a variety of buyers and individual requirements.

Its convenient town-centre location is another major attraction, with shops, schools, local amenities and the railway station all within walking distance.

Overall, this is a property that offers a rare combination of spacious and adaptable accommodation, exceptional gardens and a highly convenient location.

Entrance Porch

10' x 4'10 (3.05m x 1.47m)



uPVC entrance door and uPVC windows to side front and rear. Lino flooring. Central heating radiator. Wall light. Inner door leading to: –

Entrance Hallway



Carpet flooring. uPVC window to side. Radiator. Ceiling light. Stairs off leading to first floor. Doors off leading to:-

Sitting Room

13'1 x 11'9 (3.99m x 3.58m)



Carpet flooring. Radiator. uPVC bay window to front. Ceiling light. Two wall lights.

Lounge

16'11 x 13'10 (5.16m x 4.22m)



Carpet flooring. Two radiators. uPVC bay window to front. Living flame gas fire with marble surround and wooden mantle over. Two wall lights. Ceiling light.

Kitchen Diner

17'7 x 16'4 (5.36m x 4.98m)



Fitted with a range of wall and base units with drawers and worksurface over incorporating double ceramic sink with drainer and mixer tap over. Tiled splashbacks. Range sized Gas cooker with extractor hood over. Integrated dishwasher. Ceiling spotlights. Two uPVC windows to rear. Radiator. Lino flooring. Space for dining table.

Pantry

Fitted shelving. Space for Fridge Freezer.

Inner Hallway

Lino flooring. Patio doors leading to rear garden. Ceiling light. Door doors off leading too:-

Downstairs Bathroom

6'10 x 4'8 (2.08m x 1.42m)



Fitted with a suite comprising: Panelled bath with mixer tap and handheld shower over, Wash handbasin and Low-level WC. Radiator. Fully tiled walls. Ceiling light. Extractor fan.

Reception Room / Bedroom Six

10'4 x 9'7 (3.15m x 2.92m)



Carpet flooring. Radiator. uPVC window to rear. Built in cupboard with clothes hanging space. Ceiling light.

First Floor- Half Landing

Carpet flooring.

WC



Carpet flooring. Low-level WC and corner wash hand basin. Radiator. uPVC window to rear. Ceiling light.

First Floor Landing



Carpet flooring. Two radiators. uPVC window to rear. Ceiling light. Loft access to partially boarded loft with two velux windows, lighting and power with pull down ladder. Doors off leading to:-

Bedroom Five

10'2 x 8'2 (3.10m x 2.49m)



Carpet flooring. Radiator. uPVC window to side. Large built in cupboard over stairs with clothes hanging space. Ceiling light.

Bedroom Two

13'5 x 11'10 (4.09m x 3.61m)



Carpet flooring. Radiator. uPVC bay window to front. Picture rail. Two ceiling lights.

Bedroom One

14' x 13'10 (4.27m x 4.22m)



Carpet flooring. Radiator. uPVC Bay window to front. Ceiling light.

Bedroom Three

11'3 x 11'1 (3.43m x 3.38m)



Carpet flooring. Radiator. uPVC bay window to front.

Storage Area

10'8 x 7'11 (3.25m x 2.41m)



Accessed via the bedroom. Carpet flooring. Ceiling light. Further built in eaves with storage space.

Bathroom

7'6 x 6'2 (2.29m x 1.88m)



Fitted with a suite comprising: panelled bath with mixer tap and handheld shower over. Wash handbasin. Low-level WC. Partially tiled walls. uPVC window to side. Shaver power point. Central heating radiator. Ceiling light. Extractor. Carpet flooring.

Bedroom Four

11' x 9'11 (3.35m x 3.02m)



Carpet flooring. uPVC window to rear. Radiator. Ceiling light. Door leading to further eaves storage space.

Bathroom

10' x 8'11 (3.05m x 2.72m)



Fitted with a suite comprising: Panelled bath with shower over and folding shower screen. Wash handbasin. Low level WC. uPVC window to rear. Radiator. Ceiling light. Extractor fan. Shaver power point. Built in storage cupboard. Carpet flooring.

Lower Ground Floor

Hallway

Accessed internally from the kitchen or via the door leading onto the rear garden. Housing the electricity fuse board. Doors off leading too:-

Cellar Room One

7'10 x 7' (2.39m x 2.13m)

With space and pluming for washing machine and dryer. Belfast style sink.

Cellar Room Two

9'5 x 8'6 (2.87m x 2.59m)

Wall mounted gas Worcester boiler.

Cellar Room Three

9'5 x 7'8 (2.87m x 2.34m)

Sink.

Double Garage

20'6 x 17' (6.25m x 5.18m)

With two up and over doors to front. Lighting and power. Window to side. Left hand size garage with inspection pit.

Outside



To the front of the property, there is a substantial tarmacked driveway accessed via double gates providing ample parking for a number of vehicles, together with block-paved and patio seating areas, complemented by a selection of mature shrubs, bushes and plants.

The rear garden is truly stunning and has been lovingly maintained and enhanced by the current vendor over many years. The grounds feature extensive lawned areas, with beautifully established and well-stocked borders containing a wide variety of flowers, shrubs and mature bushes. There are also block-paved and decked patio areas, providing a number of private and secluded seating spaces. A stream which runs through the garden has a bridge over, which leads to a further section of garden. A truly tranquil and unique garden space. Access from the front to the rear of the garden via a pathway to the side of property.

To the rear of the property, there is also access to a useful under house storage area, situated at lower ground floor level beneath the kitchen.

Agents Notes

Tenure: Freehold
Services: All Mains Services Connected
Council Tax: High Peak Borough Council- Band F
Please note- Some of the images in this listing are CGI images, rooms may have been digitally staged or objects removed.

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.

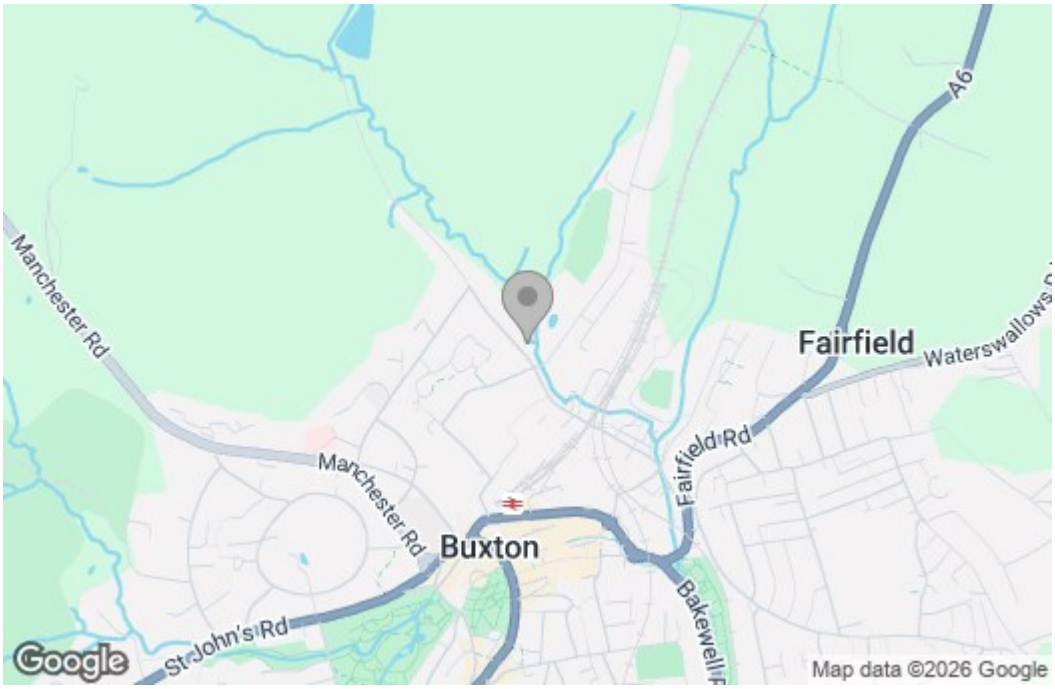
Buyer ID Checks

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

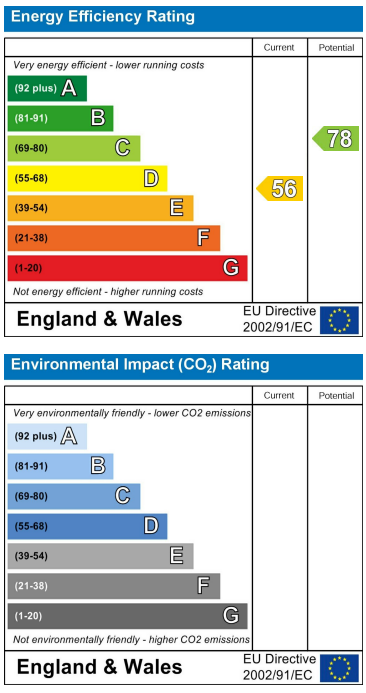
Floor Plan



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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