DENISE WHITE™
BESPOKE ESTATE AGENT









17 Hardwick Road, Buxton, SK17 9XW

Offers in the region of £270,000

"Ready to move into, with space to grow and comfort to enjoy from day one."

This attractive three-bedroom semi-detached home offers light, spacious and well-proportioned accommodation throughout. With several years remaining on the NHBC warranty, the property benefits from the added reassurance associated with a modern build, while also offering excellent energy efficiency and contemporary living.

11-12 Grove Parade, Buxton, Derbyshire, SK17 6AJ
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Denise White Estate Agents Comments

This attractive semi-detached home is light, bright and welcoming throughout, offering well-proportioned accommodation arranged over two floors. To the ground floor, there is an entrance hallway, spacious lounge, kitchen/diner and a convenient downstairs WC. To the first floor are three bedrooms, including a principal bedroom with en-suite facilities, along with a family bathroom.

Externally, the property benefits from off-road parking for two cars and an enclosed rear garden, providing a pleasant outdoor space.

Situated on the popular Foxlow Fields development by Keepmoat, the property enjoys a sought-after position within the development, with a range of amenities including a supermarket, café and restaurant all within walking distance.

Location

Situated on the popular Foxlow Fields development in Harpur Hill, the property enjoys a convenient position on the southern edge of Buxton. The development offers a pleasant residential setting, with the stunning Peak District countryside close by.

Buxton town centre is just a short drive away, offering a wide range of shops, cafés, restaurants, leisure facilities and local amenities. Excellent transport links provide easy access to surrounding towns and cities, including Manchester.

The location offers an ideal balance of modern residential living, everyday convenience and easy access to the beautiful Derbyshire countryside.

Why We LOVE This Property!

We love this property as it offers the perfect turnkey home, combining the benefits and reassurance of an NHBC warranty without the wait and uncertainty that can come with purchasing a brand-new build. The position within the development is particularly appealing, offering a desirable setting on the estate.

One of the standout features is the excellent natural light throughout, with many of the rooms benefiting from a dual aspect, creating bright, spacious and welcoming living spaces.

Entrance Hallway

uPVC front entrance door. Lino wood effect flooring. Radiator. Ceiling light. Stairs leading to first floor. Doors off leading to: –

Downstairs WC



Lino wood effect flooring. Low level WC. Wash handbasin. uPVC window to front. Radiator. Ceiling light.

Lounge

14'2 x 13'5 (4.32m x 4.09m)



Laminate flooring. Radiator. uPVC window to front and uPVC box bay window to side. uPVC patio doors leading onto the rear garden. Storage cupboard housing the wall mounted 'logic' boiler and electricity fuse board.

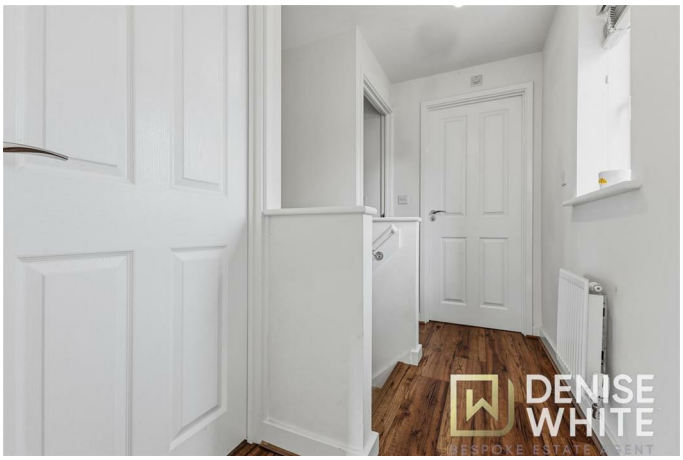
Kitchen Diner

14'2 x 10'1 (4.32m x 3.07m)



Fitted with a modern and matching range of wall and base units with drawers and with worksurface over incorporating one and a half bowl stainless steel sink with mixer tap and drainer. Integrated electric oven with four ring gas hob and extractor hood over. Integrated fridge freezer. Integrated dishwasher. Wood effect Lino flooring. Radiator. uPVC window to front and rear. Ceiling light.

First Floor Landing



Laminate flooring. Radiator. uPVC window to rear. Ceiling light. Doors off leading to: –

Bedroom One

10'2 x 8'10 (3.10m x 2.69m)



Laminate flooring. Radiator. uPVC window to front. Built-in storage cupboard. Ceiling light.

En-suite

8' x 4'7 (2.44m x 1.40m)



Fitted with a corner shower cubical with sliding doors, tiled walls and wall mounted shower over, wash hand basin and low level WC. Radiator. uPVC window to front. Extractor fan. Wood effect Lino flooring.

Bedroom Two

11'2 x 7'9 (3.40m x 2.36m)



Laminate flooring. Radiator. uPVC window to front and side.

Bedroom Three

8'1 x 6' (2.46m x 1.83m)



Carpet flooring. Radiator. uPVC window to side and rear.

Bathroom

7'1 x 4'11 (2.16m x 1.50m)



Fitted with a three-piece suite comprising panel bath with electric shower over and glass shower screen, low-level WC and wash handbasin. Partially tiled walls. Radiator. uPVC window to rear. Ceiling light. Extractor fan. Wood effect lino flooring.

Outside



To the side of the property there is two side by side allocated parking spaces. To the rear of the property there is a enclosed garden laid with lawn and paved patio seating area. To the front of the property is a lawned area with paved path and boarders.

Agents Notes

Tenure: Freehold
Services: All mains services connected.
Council Tax: High Peak Band D.
Please note- once the estate is complete, there will be an annual sit upkeep charge.

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?

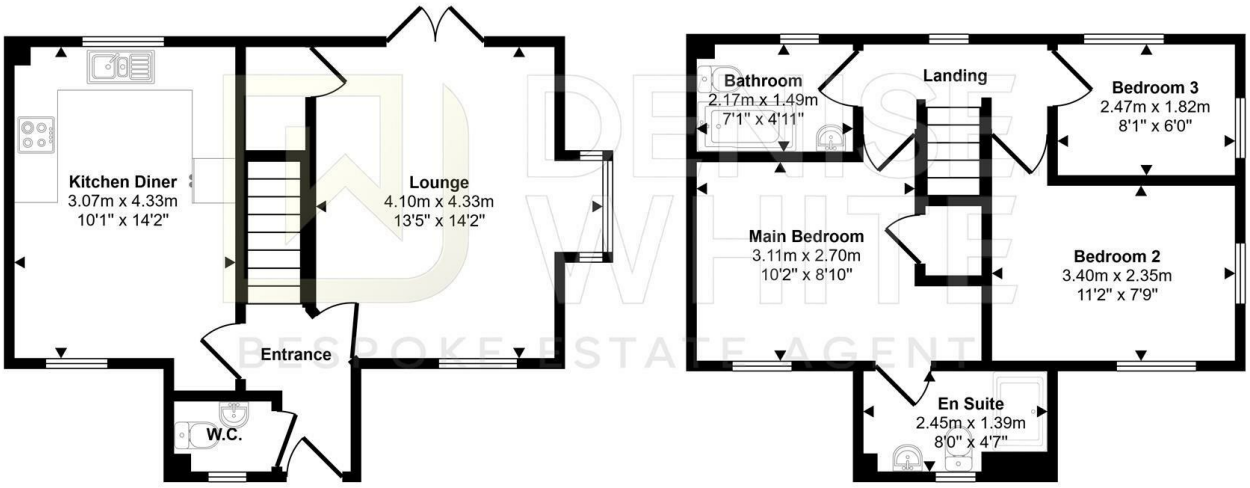
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

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
74 sq m / 793 sq ft

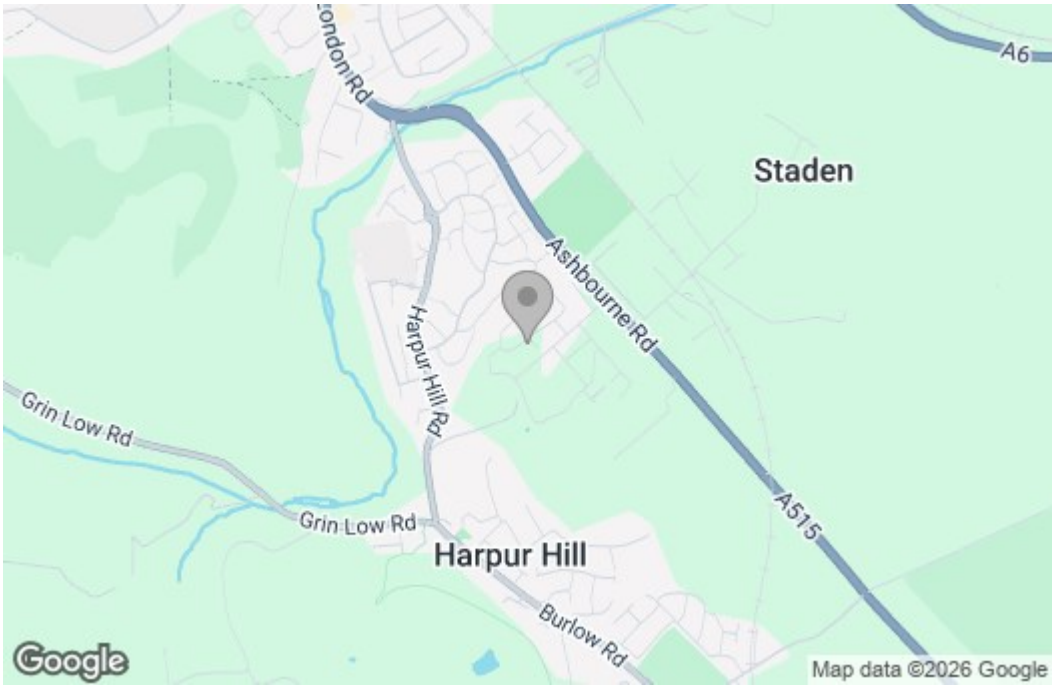


Ground Floor
Approx 38 sq m / 404 sq ft

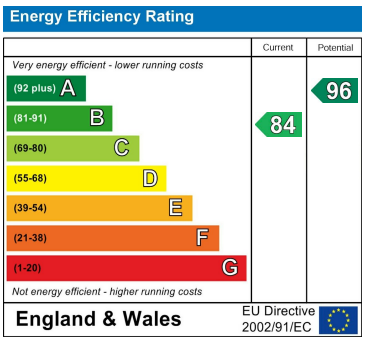
First Floor
Approx 36 sq m / 389 sq ft

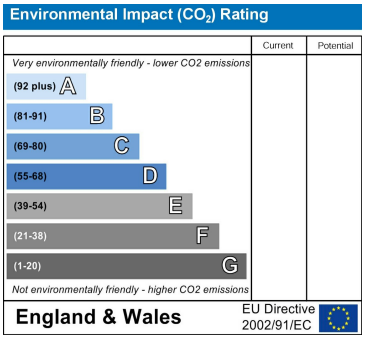
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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