



# 12 Holmfield

Buxton, SK17 9DF

£625,000



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Tenure Freehold Council Tax Band C



We are delighted to offer for sale this simply stunning four bedroom, two bathroom detached home which has been extended and significantly improved by our clients to the very highest of standards over a period of time.

Offering immaculate accommodation throughout with open plan living kitchen and dining area, the kitchen having integrated appliances throughout and granite working surfaces with central island. With floor to ceiling windows and door out to the rear garden and lounge and downstairs cloakroom. On the first floor there are four double bedrooms, the master having an en-suite shower room and a further main bathroom.

Externally there is a detached office/garden room, sealed unit double glazed throughout and suitable as a gym or home office etc. The gardens are of excellent proportions with artificial grass and many mature borders backing on to open countryside. Offering over 1,800 square feet of living accommodation in a highly sought after residential area of Burbage, in Buxton this beautiful home should be viewed to be fully appreciated.

## DIRECTIONS

From our Buxton office turn right and then left at the Spring Gardens roundabout. Follow the road as it bears to the left into St. Johns Road, continue along and turn left into Lismore Road. Proceed to the end, cross over into Bath Road and at the 'T' Junction with Macclesfield Road proceed directly across into College Road. Follow this road to the top and turn right into Green Lane. Proceed along Green Lane and, after a while, turn left into Holmfield. No. 12 will be seen on the left-hand side.

## GROUND FLOOR

### Entrance Porch

10'6" x 3'1" (3.20m x 0.94m)

With uPVC sealed unit double glazed double entrance doors and stone flooring.

### Entrance Hall

15'3" x 6'10" (4.65m x 2.08m)

With tiled flooring throughout with stairs to first floor and two frosted windows looking to the front porch. Half panelled throughout and with understairs storage cupboard and Victorian style radiator.

### Cloakroom

6'7" x 4'1" (2.01m x 1.24m)

With tiled flooring and fitted with an excellent quality suite, comprising of low level W.C., wall mounted wash-hand basin and frosted uPVC sealed unit double glazed window to outside. With Victorian style radiator heated towel rail, single radiator and half-tiled.

### Open Plan Dining/Living Room

29'10" x 13'1" (9.09m x 3.99m)

With tiled flooring throughout and a decorative wooden fireplace surround with mantel over and granite hearth. With two single radiators, built-in shelving and uPVC sealed unit double glazed bay window to front, with window shutters. Central island with central work surfaces and breakfast bar.

### Kitchen/Living Area

27'0" x 9'0" (8.23m x 2.74m)

Fitted with an excellent quality range of base and eye level units and granite working surfaces, incorporating a double enamel Belfast style sink with granite splashbacks. With integrated five ring Range with Stove extractor over; integrated washing machine; integrated dishwasher and integrated fridge/freezer. There is also an integrated microwave and three Velux sealed unit double glazed loft windows. With sealed unit double glazed floor to ceiling windows and door leading out to the patio and garden beyond.

### Utility Room

6'7" x 4'1" (2.01m x 1.24m)

With tiled flooring and a range of built-in floor to ceiling storage cupboards with wooden bench seat and frosted uPVC sealed unit double glazed window to outside.

### Lounge

21'11" x 10'9" (6.68m x 3.28m)

With double glazed doors through to the dining area, Victorian style radiator, T.V., aerial point and uPVC sealed unit double glazed window to front with window shutters.

## FIRST FLOOR

### Half-Landing

With uPVC sealed unit double glazed window to side.

### Landing

13'3" x 2'11" (4.04m x 0.89m)

With loft access and half-wood panelled.

### Bedroom One

14'11" x 10'4" (4.55m x 3.15m)

With Victorian style radiator, two built-in floor to ceiling double wardrobes, further storage cupboard and uPVC sealed unit double glazed window to front with views to the surrounding countryside. Velux sealed unit double glazed loft window,

### En-Suite Shower Room

10'2" x 4'7" (3.10m x 1.40m)

With a fully glazed and tiled double shower unit and rainfall shower, low-level W.C., and wall mounted oval wash-hand basin. Fully tiled throughout, with a stainless steel heated towel rail and frosted uPVC sealed unit double glazed window to rear.

### Bedroom Two

14'8" x 11'11" (4.47m x 3.63m )

With uPVC sealed unit double glazed bay window to front and double radiator.

### Bedroom Three

10'9" x 10'3" (3.28m x 3.12m)

With uPVC sealed unit double glazed window to the rear garden and double radiator.

### Bedroom Four

8'9" x 7'11" (2.67m x 2.41m)

With uPVC sealed unit double glazed window and single radiator.

### Bathroom

10'5" x 8'11" (3.18m x 2.72m)

Fitted throughout with an excellent quality suite, comprising an oval free-standing bath, low-level W.C., and wall mounted vanity wash-hand basin. With a fully glazed and tiled walk-in double shower cubicle and rainfall shower and two frosted uPVC sealed unit double glazed window to outside.

## LOWER GROUND FLOOR

### Garage

With light an power and remote up-and-over door.

### OUTSIDE

To the front of the property there is off-road parking for a vehicle leading up to the garage. The front garden is terraced with many mature trees, shrubs and bushes etc.

### Garden

The rear garden is of excellent proportions backing onto open fields with artificial lawn and many mature flowerbeds etc.

### Office/Garden Room

16'9" x 10'9" (5.11m x 3.28m)

Wood panelled and insulated with three sealed unit double glazed windows and loft window, and floor to ceiling door and windows to the front with covered verandah. With light and power.



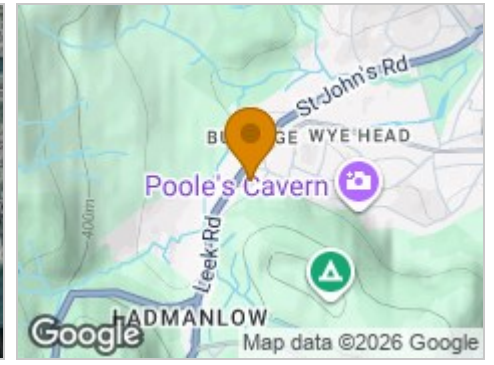
## Road Map



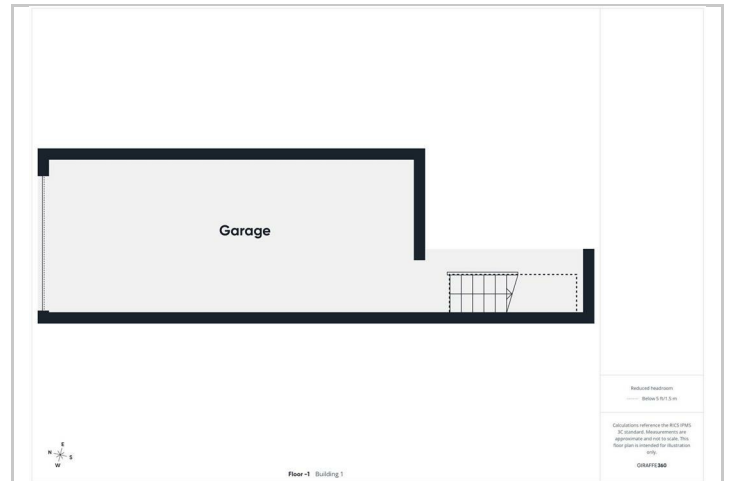
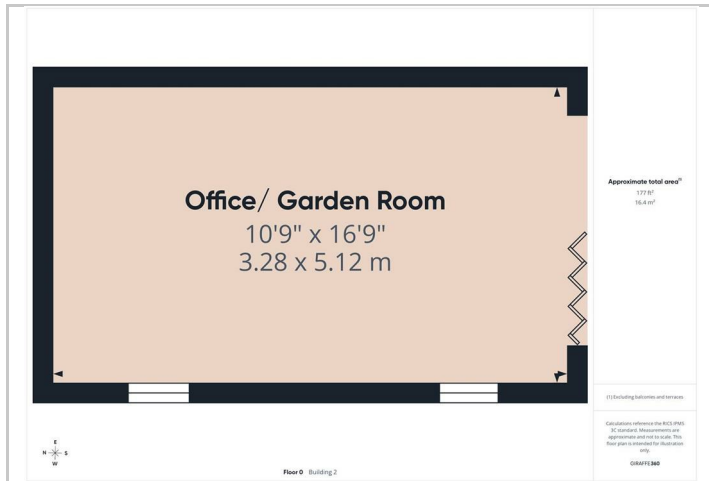
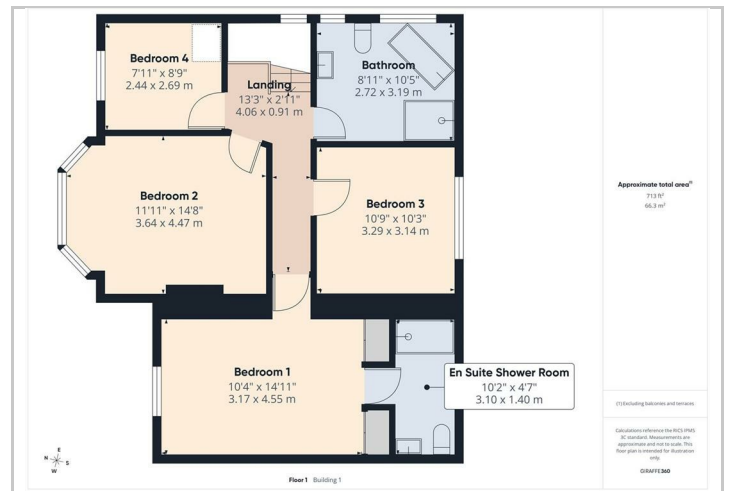
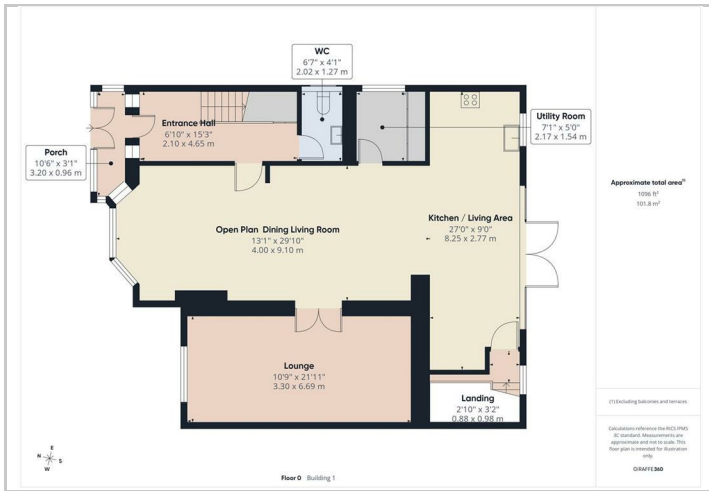
## Hybrid Map



## Terrain Map



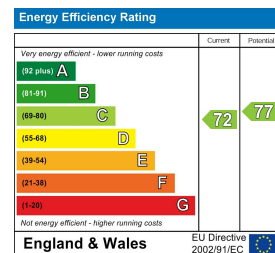
## Floor Plans



## Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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