



## 203 Lightwood Road

Buxton, SK17 6RN

£499,995





# 203 Lightwood Road

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Tenure Freehold Council Tax Band E



We are delighted to offer for sale this superbly located, substantial four bedroom, two reception family home with unparalleled views to the surrounding countryside to the front and rear garden. Benefitting from gas fired central heating, part uPVC and part sealed unit double glazing, double cellar and detached double garage. With immaculate gardens to rear and side of the property, and within easy walking distance of the Lightwood Nature Reserve, this fabulous family home should be viewed to be fully appreciated.

## DIRECTIONS

From our Buxton office, bear right then left at the Spring Gardens roundabout. Follow the road as it bears to the right and proceed up Manchester Road. As it bears left at the top turn right into Corbar Road. Continue to the end of Corbar Road and at the 'T' junction, turn left into Lightwood Road where no. 203 will be seen after a short while on the left-hand side.

## GROUND FLOOR

### Entrance Porch

4'8" x 4'8" (1.42m x 1.42m)

With door to entrance hall.

### Entrance Hall

16'8" x 3'4" (5.08m x 1.02m)

With stairs to first floor, single radiator and wall mounted shelving. Access to cellar

### Cellar

Divided into two rooms. Room one measuring 12'9" x 13'1" Room two measuring 9'4" x 3'4"

### Lounge

15'3" x 14'2" (4.65m x 4.32m)

With a decorative stone fireplace surround and

hearth with mantelpiece over, incorporating a coal effect living flame gas fire. T.V. aerial point, two wall-light points, ceiling cornice, picture rail, double radiator, three single radiators and uPVC sealed unit double glazed bay window to front with views to the surrounding countryside.

## Dining Room

13'6" x 13'5" (4.11m x 4.09m)

With a feature stone fireplace surround and hearth, with mantelpiece over, incorporating a coal effect living flame gas fire. Double radiator, two wall-light points, wooden ceiling beams, picture rail, built-in floor to ceiling storage cupboard, glazed door through to the dining kitchen and sealed unit double glazed window to rear.

## Dining/Kitchen

17'6" x 8'6" (5.33m x 2.59m)

With tiled flooring and fitted with a range of wooden base and eye level units and working surfaces, incorporating a stainless steel single drainer sink unit with tiled splashbacks. With space and fitting for an electric cooker and a larger fridge/freezer. A breakfast area with built in wooden seating. Double radiator, single radiator, door with frosted glazing to outside, door to cellar and two uPVC sealed unit double glazed windows.

## FIRST FLOOR

### Landing

8'1" x 6'2" (2.46m x 1.88m)

With double radiator and stairs to second floor.

### Bedroom One

16'0" x 12'9" (4.88m x 3.89m)

With double radiator, two wall-light points, a range of floor to ceiling built-in wardrobes and cupboards and

three uPVC sealed unit double glazed windows to front with views to surrounding countryside.

### Bedroom Two

13'5" x 11'4" (4.09m x 3.45m)

With built-in double wardrobe and storage cupboards and wall mounted shelving. Airing cupboard with tank, double radiator and uPVC sealed unit double glazed window to rear with views to surrounding countryside.

### Bathroom

9'5" x 5'3" (2.87m x 1.60m)

Fitted with a panelled bath with Victoriana shower fitting, fully glazed shower cubicle and shower and pedestal washbasin. Double radiator, part-tiled walls and sealed unit double glazed window to rear.

### Cloakroom

5'9" x 2'9" (1.75m x 0.84m)

With low-level W.C. and frosted glazed window.

## SECOND FLOOR

### Landing

6'2" x 4'7" (1.88m x 1.40m)

With secondary double glazed loft window and loft access.

### Bedroom Three

14'3" x 12'9" (4.34m x 3.89m)

With double radiator, single radiator and sealed unit double glazed window with views to the surrounding countryside.

### Storage Room

12'9" x 3'8" (3.89m x 1.12m)

With wall-mounted shelving.

### Bedroom Four

13'5" x 11'5" (4.09m x 3.48m)

With double radiator, wall-mounted shelving, built-in wardrobe and uPVC sealed unit double glazed window to side.

## OUTSIDE

### GARDENS

To the front of the property there is a manicured garden with flagged pathways and steps leading to the side garden and side of the property. Both the rear and side gardens are of excellent proportions with mature flowerbeds and borders, firs and shrubs etc. The rear garden includes a greenhouse which backs onto surrounding open countryside.

### Detached Double Tandem Garage.

With light and power.



A satellite map showing a rural landscape with green fields, a winding road, and some buildings. A yellow location pin is placed on the road. The Google logo is partially visible at the bottom left, and the text 'bus, Landsat / Copernicus, Maxar Technologies' is at the bottom.

**Floor 0**

**Dining Kitchen**  
17'6" x 8'6"  
5.35 x 2.62 m

**Dining Room**  
13'5" x 13'6"  
4.11 x 4.12 m

**Lounge**  
15'3" x 14'2"  
4.65 x 4.32 m

**Entrance Hall**  
16'8" x 3'4"  
5.07 x 1.02 m

**Porch**  
4'8" x 4'8"  
1.44 x 1.42 m

**Approximate total area\***  
603 sq'  
61.3 m<sup>2</sup>

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS.  
\* Excludes Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAPH 360

**Floor 1**

**Landing**  
2'7" x 3'2"  
0.79 x 0.97 m

**Bathroom**  
5'3" x 9'5"  
1.60 x 2.87 m

**WC**  
2'9" x 5'9"  
0.84 x 1.76 m

**Landing**  
8'1" x 6'2"  
2.49 x 1.90 m

**Bedroom 1**  
12'9" x 16'0"  
3.89 x 4.88 m

**Bedroom 2**  
13'5" x 11'4"  
4.09 x 3.47 m

**Approximate total area\***  
530 sq'  
50.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS.  
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GRAPH 360

**Floor 2**

**Landing**  
4'7" x 6'2"  
1.42 x 1.89 m

**Bedroom 3**  
12'9" x 14'3"  
3.91 x 4.35 m

**Bedroom 4**  
13'5" x 11'5"  
4.10 x 3.49 m

**12'9" x 3'8"**  
3.89 x 1.14 m

**Approximate total area\***  
428 sq'  
39.8 m<sup>2</sup>

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS.  
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GRAPH 360

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 Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>55</p>	<p>75</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive</p>	<p>EU Directive</p>

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