



Rose Villa Macclesfield Main Road

Buxton, SK17 6UH

£419,950

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Buxton, SK17 6UH

Tenure Freehold Council Tax Band A



A beautifully presented FOUR BEDROOM, TWO BATHROOM, DETACHED family home on the outskirts of the town, with VIEWS TO OPEN COUNTRYSIDE. With excellent quality fittings throughout and benefitting from combination gas fired central heating. WITH NOISE REDUCING TRIPLE GLAZING TO THE FRONT and uPVC sealed unit double glazing throughout. Offering a substantial ground floor GARAGE/WORKSHOP providing over 600 sq ft to include STORE ROOMS and a GYM. With Solar Panels contributing to energy costs. This highly versatile family property should be viewed internally to be fully appreciated.

DIRECTIONS

From our Buxton office, bear right and turn left at the roundabout. Proceed into St Johns Road and continue through the traffic lights into Leek Road. After a while turn right onto Macclesfield Main Road and Rose Villa will be seen on the left land side.

GROUND FLOOR

Entrance Porch

4'9" x 4'2" (1.45m x 1.27m)

With stained glass front entrance door and uPVC sealed unit double glazed window to side.

Lounge

17'5" x 12'10" (5.31m x 3.91m)

With stripped wooden flooring throughout, feature decorative fireplace surround and mantel over, incorporating a coal effect living flame gas fire. With television aerial point, two wall light points, two double radiators and sealed unit double glazed doors through to the conservatory. With uPVC sealed unit double glazed window to front with superb views to open countryside and the hills beyond.

Conservatory

10'10" x 7'1" (3.30m x 2.16m)

Tiled flooring throughout and uPVC sealed unit double glazed with French doors leading out to outside.

Dining Room

17'0" x 16'6" (5.18m x 5.03m)

With two single radiators, stripped wooden flooring throughout, stairs to first floor with understairs storage cupboard and two uPVC sealed unit double glazed windows to front with views to open countryside and the surrounding hills.

Kitchen

17'1" x 6'10" (5.21m x 2.08m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a one and a half bowl stainless steel single drainer sink unit. With integrated four ring ceramic hob with extractor over, integrated stainless steel oven and grill and space and plumbing for a dishwasher and space and plumbing for a washing machine. Integrated full size fridge and integrated larder freezer.

FIRST FLOOR

Landing

11'10" x 8'2" (3.61m x 2.49m)

With stripped wooden flooring.

Bedroom One

17'0" x 11'7" (5.18m x 3.53m)

Stripped wooden flooring throughout and a range of floor to ceiling built in wardrobe and cupboards. Double radiator and uPVC sealed unit double glazed window to front with views of to open countryside and hills beyond.

En-Suite Shower Room

6'8" x 5'1" (2.03m x 1.55m)

With a fully tiled and glazed shower cubicle and shower, vanity wash basin and low level W.C. With stainless steel heated towel rail, tiled floor and Velux sealed unit double glazed loft window.

Bedroom Two

11'6" x 7'11" (3.51m x 2.41m)

With stripped wooden flooring, single radiator and uPVC sealed unit double glazed window with secondary glazing and views to the open countryside and hills beyond,

Bedroom Three

9'6" x 6'9" (2.90m x 2.06m)

With stripped wooden flooring, single radiator and Velux sealed unit double glazed loft window. With built in double mirrored wardrobe.

Bedroom Four/Office

8'1" x 4'11" (2.46m x 1.50m)

Stripped wooden flooring, single radiator and Velux sealed unit double glazed loft window.

Shower Room

7'11" x 5'3" (2.41m x 1.60m)

Fully tiled and fitted with fully glazed and tiled walk-in shower cubicle and shower, low level W.C., and vanity wash hand basin. With stainless steel heated towel rail, extractor fan and Velux sealed unit double glazed loft window.

LOWER GROUND FLOOR

Please note this area is accessed from the front of the property with an entrance door and stairs leading to the lower ground floor. Alternatively vehicular access is to the side of the property and accessed at the rear.

Garage One

17'3" x 16'1" (5.26m x 4.90m)

With remote metal up and over door, light and power and single radiator.

Opening through to Store Room

17'4" x 6'11" (5.28m x 2.11m)

With wall mounted Vaillant combination central heating and hot water boiler.

Store Room/Gym

17'0" x 13'4" (5.18m x 4.06m)

With single radiator.

OUTSIDE

Garden and Parking

To the front of the property there is a Tarmacadam driveway suitable for the off road parking of a vehicle. The main garage is accessed to the rear of the property and there is a small lawned garden area with mature shrubs and bushes etc.



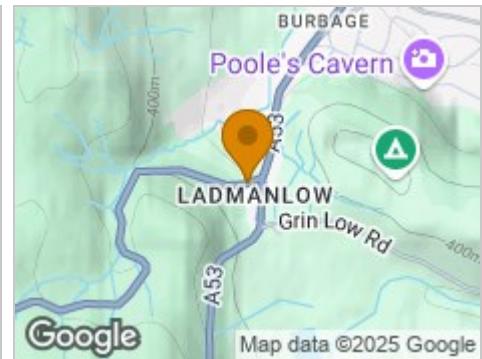
Road Map



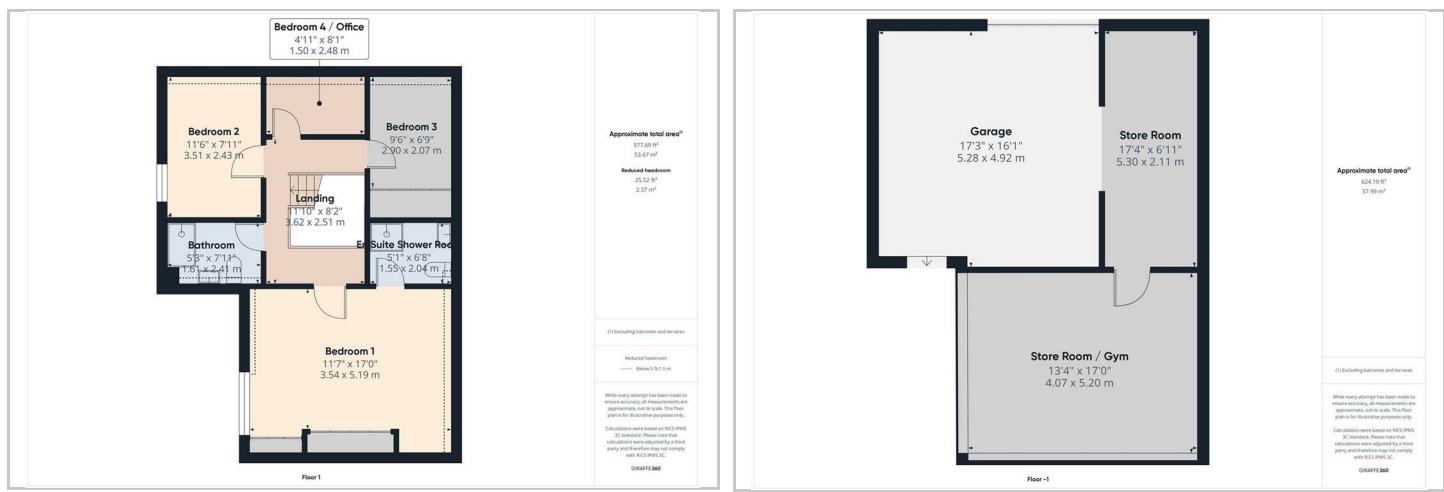
Hybrid Map



Terrain Map



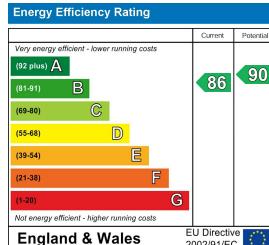
Floor Plans



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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