Mellors
ESTATE AGENTS

BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN HIGH PEAK
BRITISH PROPERTY AWARDS 2023 - 2024 GOLD WINNER LETTING AGENT IN HIGH PEAK
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4 Compton Grove

Buxton, SK17 9DW

Asking Price £399,950

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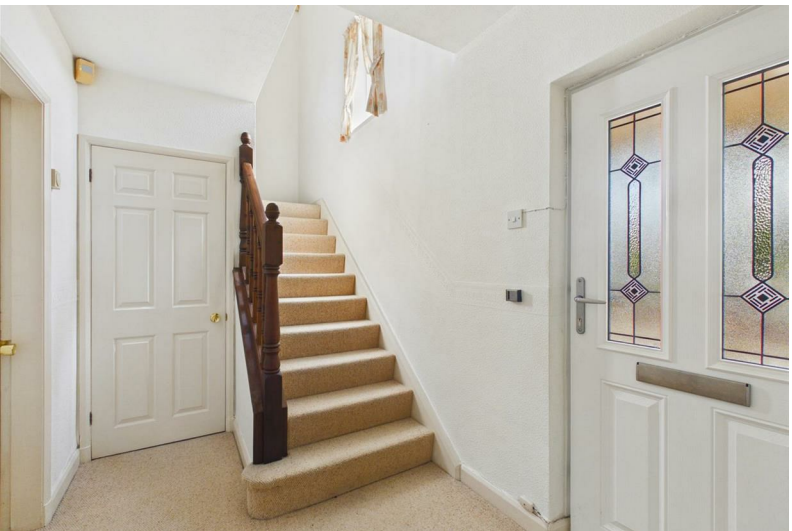


4 Compton Grove

Buxton, SK17 9DW

Tenure Freehold **Council Tax Band** D

Situated in the desirable Compton Grove, Buxton, this delightful detached house offers three well-proportioned bedrooms, ideal for families or those seeking extra space with ample opportunity for further improvements.

Buxton itself is renowned for its stunning architecture and natural beauty, with plenty of local amenities, parks, and recreational activities nearby. This property presents an excellent opportunity for anyone looking to settle in a peaceful yet vibrant location. Whether you are a first-time buyer or seeking a family home, this detached house in Compton Grove is sure to impress. Don't miss the chance to make this lovely property your own.

Directions

From our Buxton office bear left up Terrace Road over the Market Place to the London Road traffic lights. Take the second right hand turn onto Green Lane, then first left onto Compton Road, proceed along Compton Road and bear right onto Compton Grove where number Four can be found on the right hand side.

Ground Floor

Entrance Porch

6'4" x 4'8" (1.93m x 1.42m)

Wooden framed with glazed panels and tiled flooring. Composite Entrance door to Entrance Hall.

Entrance Hall

10'5" x 6'2" (3.18m x 1.88m)

Understairs storage cupboard housing the domestic meters. Radiator. Stairs leading to the first floor.

Sitting Room

13'0" x 11'2" (3.96m x 3.40m)

Double glazed windows to front and side. Feature fireplace with marble effect backing and hearth and wooden mantle surround. Radiator. Open archway leading to Dining area.

Dining Area

11'0" x 10'8" (3.35m x 3.25m)

Double glazed window to side. Radiator. Double glazed door to conservatory.

Conservatory

11'9" x 10'11" (3.58m x 3.33m)

Double glazed windows to all aspects and double doors door leading onto the rear garden. Tiled floor. Raidator.

Kitchen

13'2" x 7'3" (4.01m x 2.21m)

Fitted with a range of matching wall and base units with drawers, with work surface over incorporating stainless steel sink unit with mixer tap and drainer. Space for under counter appliances. Space for Gas cooker with extractor hood over. Tiled splashbacks. Double glazed window to rear. Radiator. Tiled flooring. Door to Side Porch.

Side Porch

3'9" x 3'0" (1.14m x 0.91m)

Door to W.C. Utility cupboard with worksurface and base unit. Space for under counter fridge or freezer . Wall mounted electric heater. Door to side garden.

W.C

3'11" x 3'8" (1.19m x 1.12m)

Obscure double glazed window to side. Wash hand

basin. Low level W.C. Tiling to walls. Wall mounted 'Valliant' gas combination boiler. Radiator. Tiled flooring.

First Floor

Landing
11'5" x 6'2" (3.48m x 1.88m)
Split level with radiator, three double glazed windows to front and side ascects.

Bedroom One
13'0" x x11'1" (3.96m x x3.38m)
Double glazed windows to side and front. Radiator.

Bedroom Two
11'1" x 10'9" (3.38m x 3.28m)
Double glazed windows to side and rear. Radiator. Built in wardrobes and drawers.

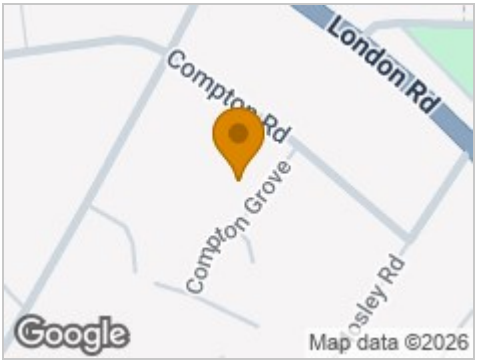
Bedroom Three
9'10" x 7'4" (3.00m x 2.24m)
Double glazed window to rear. Radiator.

Shower Room
7'3" x 7'1" (2.21m x 2.16m)
Fitted with matching wash hand basin, Low level W.C and walk in double shower unit with wall mounted shower attachment, tiled walls and glass screen. Obscure double glazed window to rear. Heated towel rail. Loft access.

Outside
To the front of the property is a block paved driveway to provide off road parking for several vehicles with the block paving extending down the right hand side of the property and onto the rear garden.

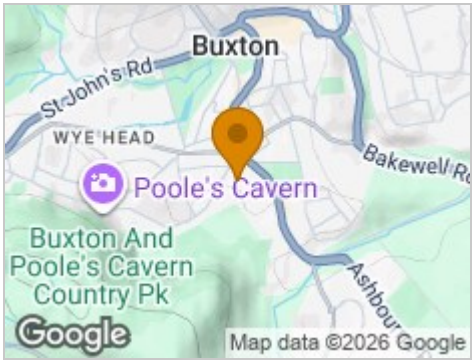
Garden
Lawned garden and mature shrubs and hedges. Shed. Bordered with stone wall and fencing

Road Map

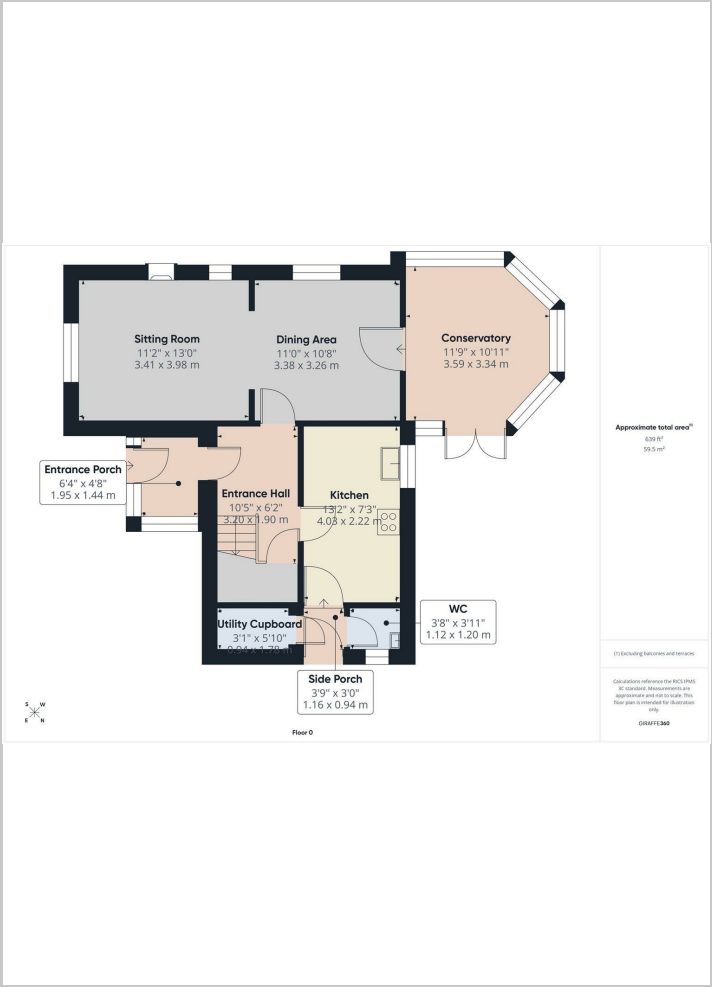


Hybrid Map

Terrain Map



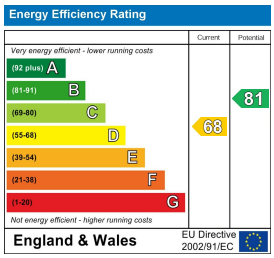
Floor Plans



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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