



1 Alder Grove

Buxton, SK17 6TJ

£565,000

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Superbly situated on a very large plot in a highly popular residential location, within easy walking distance of The Pavilion Gardens, Buxton Opera House, the town centre and railway station, this two-storey, 1883.68 square foot property presents a perfect blend of comfort and space. Re-modelled over a number of years to an exceptional standard this beautiful home benefits from underfloor heating to the ground floor as well as the bathrooms and has combination gas fired central heating and uPVC sealed unit double glazing throughout. On the ground floor, the dining kitchen has Neff integrated appliances and granite work surfaces, an expansive living room and a large conservatory with access from both the lounge and open plan kitchen dining area. With engineered oak flooring, handmade oak staircase, a separate office and further Study/ Bedroom. The first floor houses the property's three double bedrooms, one family bathroom and one en-suite shower room both with floor to ceiling marble tiling and Villeroy and Boch fittings. Set in substantial manicured well stocked private gardens with a large flagged patio and pathways. Light-filled and spacious, this property provides a balanced layout that would suit a variety of living configurations and should be viewed to be fully appreciated.

Directions:

From our Buxton office bear right and at the roundabout bear left onto Manchester Road. Proceed along this road for a short distance taking the third left hand turning onto Park Road. At the junction turn right onto the continuation with Park Road and follow the road for a short while taking the first right hand turning onto the continuation with Park Road and take the next left onto Alder Grove where number 1 can be found on the left hand side.

Ground Floor

Entrance Porch

With uPVC sealed unit double glazed windows throughout and uPVC front entrance door and tiled flooring.

Entrance Hall

25'0" x 10'9" (7.62m x 3.28m)

Beautiful tiled flooring with underfloor heating from the hallway leading through into the dining area and kitchen beyond, hand made oak stairs leading to the first floor.

Cloakroom

4'10" x 3'4" (1.47m x 1.02m)

With tiled flooring and underfloor heating, low-level wc, wall mounted washbasin and frosted uPVC sealed unit double glazed window to front.

Kitchen

20'3" x 7'8" (6.17m x 2.34m)

The kitchen is superbly fitted with an excellent quality range of base and eye level units and granite working surfaces incorporating a 1 1/2 bowl stainless steel Franke sink unit with granite splash backs. Integrated Neff oven with four ring induction hob and Neff stainless steel extractor over. Integrated Neff microwave, integrated Neff dishwasher, space for a fridge freezer and space and plumbing for a washing machine and dryer. Beautiful tiled flooring with underfloor heating throughout, uPVC sealed unit double glazed windows to side and front and uPVC sealed unit double glazed door to outside. Door to garage.

Dining Area

With beautiful tiled flooring and underfloor heating throughout and uPVC sealed unit double glazed French doors and windows leading to the conservatory.

Lounge

20'3" x 11'10" (6.17m x 3.61m)

With engineered oak flooring throughout and underfloor heating, log effect wall mounted electric fire with stone fireplace and mantelpiece over. TV aerial point, telephone point, two wall light points, uPVC sealed unit double glazed bay window to front and uPVC sealed unit double glazed French doors leading through into the conservatory.

Conservatory

23'3" x 12'1" (7.09m x 3.68m)

With beautiful marble tiled flooring and underfloor heating throughout, uplighters, uPVC sealed unit double glazed windows throughout, TV aerial point and uPVC sealed unit double glazed French doors leading out to the patio and gardens beyond. Door to office.

Office

9'1" x 5'4" (2.77m x 1.63m)

With wood effect laminate flooring, single radiator, telephone point and uPVC sealed unit double glazed window looking to the rear garden.

Study/Bedroom Four

9'11" x 9'2" (3.02m x 2.79m)

With wood effect laminate flooring throughout and underfloor heating, pedestal washbasin and floor to ceiling frosted sealed unit double glazed patio doors to front.

First Floor

Tel: 01298 24383

Landing

13'3" x 6'6" (4.04m x 1.98m)

With ladder access to fully boarded loft space, uPVC sealed unit double glazed window to front and double radiator.

Bedroom One

14'1" x 11'11" (4.29m x 3.63m)

With uPVC sealed unit double glazed window to front, TV point and double radiator.

En-suite Shower Room

9'7" x 5'11" (2.92m x 1.80m)

With full marble tiling and underfloor heating throughout, incorporating a fully marble tiled and glass double shower with rainfall shower, low-level wc, wall mounted washbasin with storage below. Villeroy and Boch fittings throughout, extractor fan, heated towel radiator and wall mounted mirrored cupboard with shaver point.

Bedroom Two

12'2" x 10'0" (3.71m x 3.05m)

With double radiator, TV point and uPVC sealed unit double glazed window to front.

Bedroom Three

12'1" x 10'0" (3.68m x 3.05m)

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

Bathroom

8'9" x 6'6" (2.67m x 1.98m)

Full marble tiling and underfloor heating throughout, marble tiled bath with shower screen and shower over, low-level wc, heated towel radiator and wall mounted washbasin. Villeroy and Boch fittings throughout and frosted uPVC sealed unit double glazed window to outside.

Outside

Double Garage

15'11" x 13'11" (4.85m x 4.24m)

With light, power and remote up and over door.

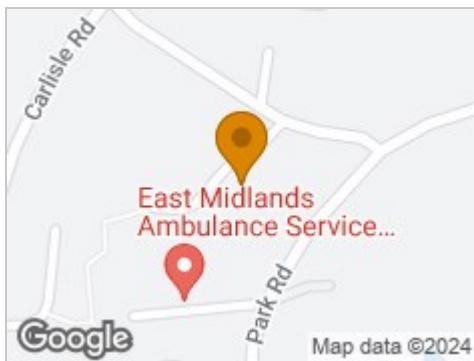
Gardens

To the front of the property there is a block paved driveway suitable for the off road parking of a number of vehicles leading to the double garage. There are substantial manicured lawned gardens to the front and side of the property and two additional pieces of land to the rear of the property with mature trees etc.

The very private rear garden is of excellent proportions and mainly laid to lawn with no mow artificial grass with mature hedgerows and well stocked flowerbeds, bushes, trees etc. There is a huge flagged patio area to the rear of the property with further flagged walkways and seating areas around the garden. Substantial garden shed.



Road Map



Hybrid Map



Terrain Map



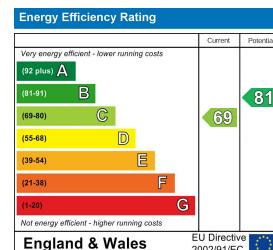
Floor Plans



Viewing

Please contact our Jon Mellor & Company 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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