



For Sale

10 Turner Road, Buxton, Derbyshire, SK17 6WH

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Guide Price £345,000

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samways



An extended & immaculately presented 4 bedroom semi-detached house located on a highly sought after development within Buxton. The gross internal area is 1,100sq.ft.

BENNET SAMWAYS are delighted to offer for sale this extended & immaculately presented 4 bedroom semi-detached house located on a highly sought after development within Buxton. The gross internal area is 1,100sq.ft. The current owners have extended to the side to create a utility room and additional family room/study.

Interior - The main entrance door leads into a entrance hall with access to the new utility/boot room. This is a really versatile room that is fitted out with plumbing for washing machine, fitted units and additional cloak cupboard. All fitted to a high standard with access to the garden along with a door leading into the family room/study which has also been added as part of the extension. There is fitted cupboard that the owner has built which has a workstation area making it ideal to work from home. There is an opening leading into a high quality fitted kitchen. There are luxury fitted base and wall mounted units with worktops. Integrated appliances include Range cooker, extractor fan, and electric double oven. Space for fridge/freezer and plumbing for dishwasher. An opening linking the large conservatory which the current owners use as their dining room and door into a spacious living room.

On the first floor the landing is split into to areas with the second area having stairs off to the second floor. There are three bedrooms and a fitted bathroom.

The second floor provides a lovely master bedroom suite with its own luxury ensuite shower room.

Exterior - Approached via driveway in front of the garage with further hard landscaping for an additional vehicle if required. The garage has a useful storage cupboard off the back accessed separately. A side tradesman entrance leading to a low maintenance garden which is paved. Ample space for outdoor entertaining.

Locality - Buxton is a spa town nestled in the High Peak of the Peak District National Park. Stunning ornamental gardens and world-famous Georgian and Victorian architecture provide an impressive backdrop to a rich and vibrant range of music, theatre and festivals. Discover a wealth of independent shops, cafes, bars and restaurants, natural wonders such as Poole's Cavern and relaxing spas.

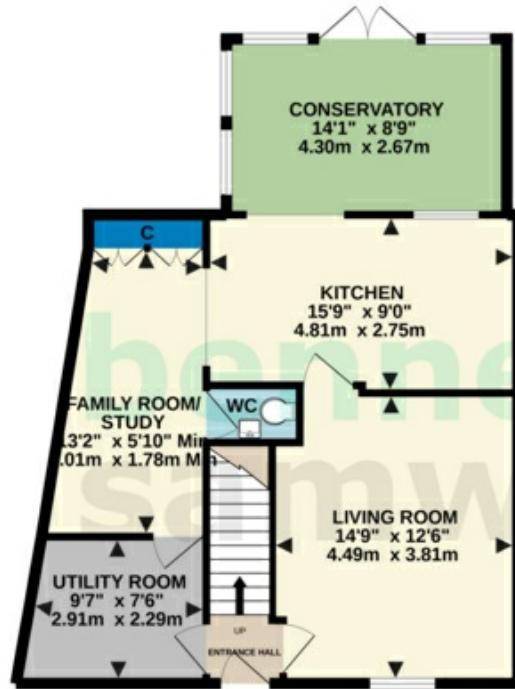
Owner's perspective - We have lived together at 10 Turner Road for just over 3 years, since getting married, prior to this it was Anna's home for 5 years. One of the major draws of the house for us is it's location. We are able to reach Manchester and Sheffield within the hour but have the glorious Peak District right on our doorstep. We're both keen walkers and enjoy fantastic walks over the moors into the Goyt valley, right from our doorstep. Alternatively, the beautiful woodland of Buxton country park is within a few hundred yards.

We spend a lot of time at home and have got the house to a state where we feel it maximises its potential. The extension and conservatory makes a real difference and gives that extra space for entertaining. The garden is low maintenance and during the warmer months, with the doors open, the house flows almost seamlessly from inside to out, making it great for family and friends, drinks, BBQs and lazy summer days. We've greatly enjoyed our home but it's time to move on. We both hope that the new owners gain as much enjoyment of the house and area as we have done.

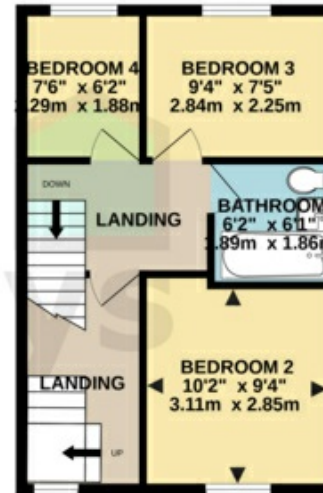
Agents notes - Council Tax: High Peak District Council & band D. Services: mains water, gas, drainage, electricity and broadband. Tenure: Freehold. There is an annual green space charge approximately £144.

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

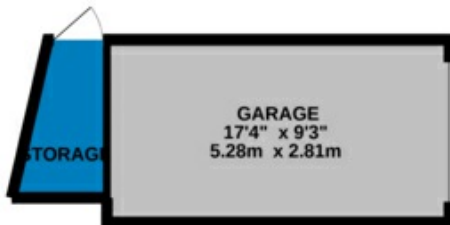
GROUND FLOOR



1ST FLOOR




2ND FLOOR




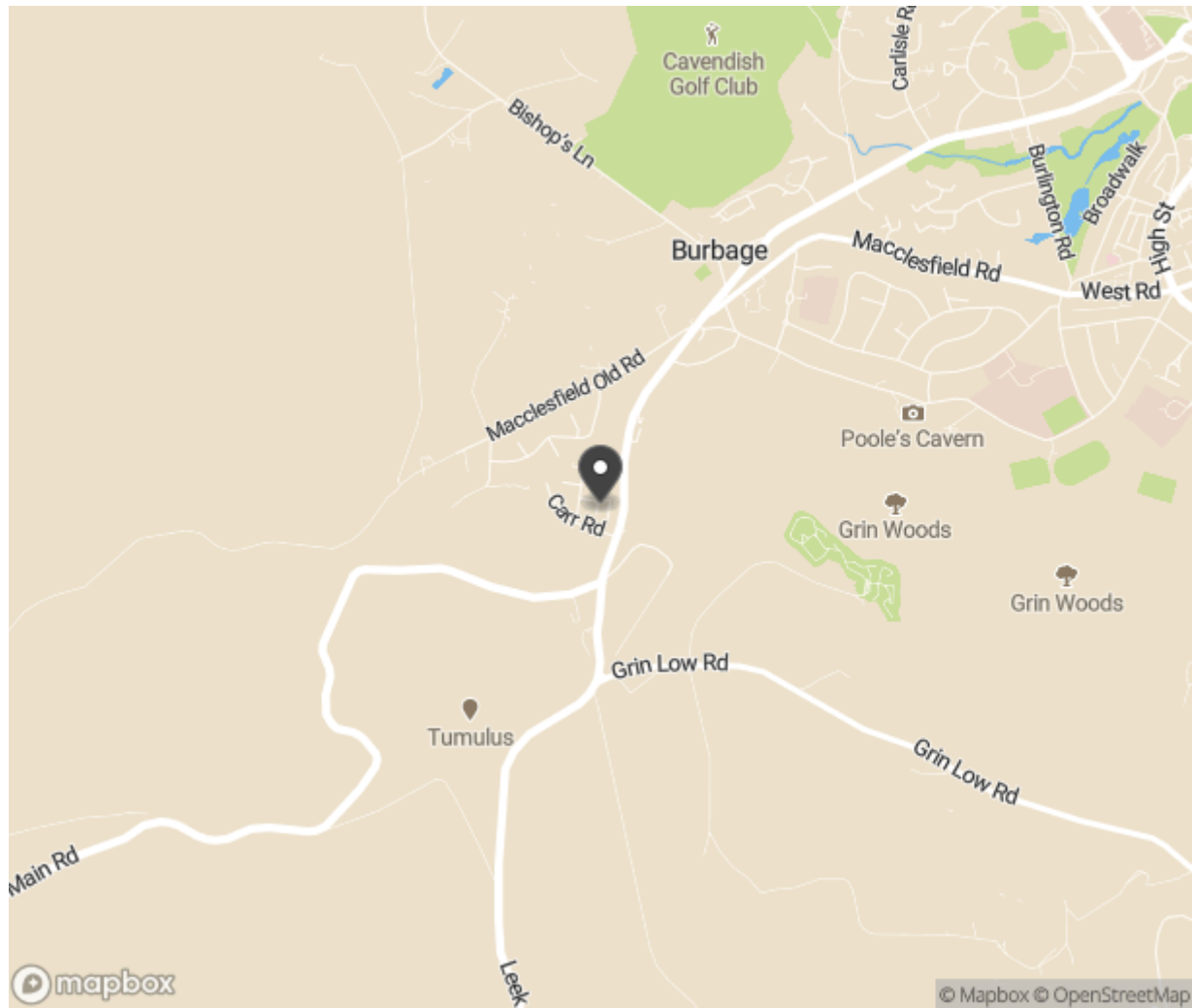
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	78	88
England, Scotland & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	80	90
England, Scotland & Wales	EU Directive 2002/91/EC 	



Nick Samways

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Stuart Bennet MNAEA

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 4  2  3  1100 sq ft