



11 Hardwick Road, Buxton, SK17 9XW

Offers in the region of £325,000

"Freshly built streets, slowly filled with laughter, footsteps and life."

Situated on the popular Keepmoat residential development in Harpur Hill and built in 2023, still retaining years on the NHBC warranty, this property is a turn key recently constructed home ready to move straight into, making it an ideal home for families and buyers alike. With immaculately presented, light and spacious accommodation over two floors. Externally the property benefits from side by side parking for two vehicles plus garage and an immaculately landscaped rear garden.

Denise White Estate Agents Comments

Situated on the popular Keepmoat residential development in Harpur Hill, this impressive modern home was built in 2023 and still benefits from several years remaining on the NHBC warranty.

Presented to an immaculate standard throughout, this turnkey property is ready for its new owners to move straight into. Offering contemporary, low-maintenance and energy-efficient living, the home is ideally suited to families, first-time buyers and those looking for a modern property in a popular residential setting. The property also benefits from uPVC double glazing and gas central heating throughout.

The light, spacious and well-proportioned accommodation is arranged over two floors and combines modern living with practical family-friendly space.

The ground floor comprises an entrance hallway, spacious lounge, modern kitchen/diner and downstairs cloakroom. To the first floor are three well-proportioned double bedrooms, including a master bedroom with en-suite shower room, together with a family bathroom.

Externally, the property benefits from a private driveway providing side-by-side parking for two vehicles, a garage and an immaculately landscaped rear garden. The garden has been thoughtfully planted with an attractive array of mature plants, shrubs and trees, creating a private and inviting outdoor space that is ideal for relaxing, entertaining and enjoying throughout the year.

A superb example of a modern home that has been carefully maintained and thoughtfully landscaped, this property offers all the benefits of a new-build home while already having the warmth and character of a much-loved, lived-in home.

Location

Situated on the popular Foxlow Fields development in Harpur Hill, the property enjoys a convenient position on the southern edge of Buxton. The

development offers a pleasant residential setting, with the stunning Peak District countryside close by.

Buxton town centre is just a short drive away, offering a wide range of shops, cafés, restaurants, leisure facilities and local amenities. Excellent transport links provide easy access to surrounding towns and cities, including Manchester.

The location offers an ideal balance of modern residential living, everyday convenience and easy access to the beautiful Derbyshire countryside.

Why we LOVE it!

We love this property on Hardwick Road as it offers all the benefits of a modern new-build home, turnkey, energy-efficient and low maintenance while having been thoughtfully and tastefully lived in by its current owners, giving it a real sense of warmth and homeliness.

The beautifully landscaped rear garden is a particular highlight, creating a peaceful and private retreat that can be enjoyed throughout the year and will continue to evolve beautifully with the changing seasons.

Entrance Hallway

3'9 x 2'9 (1.14m x 0.84m)



uPVC front entrance door with glazed panel. Laminate wood effect flooring. Radiator. Coat hanging space. Ceiling light. Inner door with glass panel leading to:-

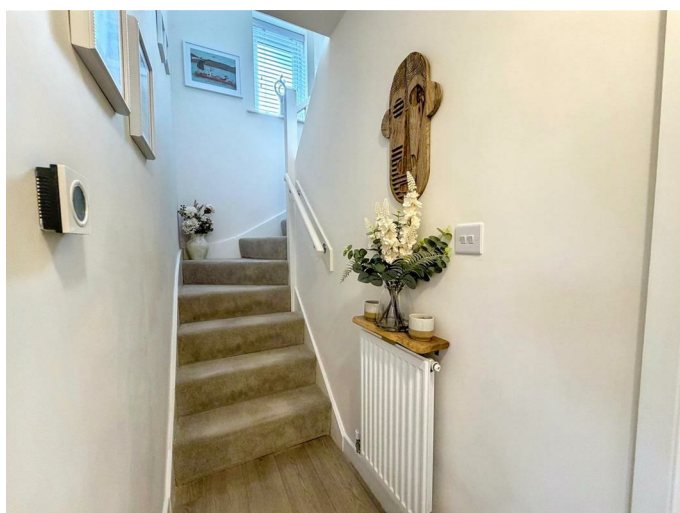
Lounge

14'4 x 11'10 (4.37m x 3.61m)



Carpet flooring. Radiator. uPVC window to front. Ceiling light. Door leading to:

Inner Hallway



Lino wood effect floor. Radiator. Doors leading to:- Stairs off leading to the first floor.

Cloakroom

4'10 x 3'3 (1.47m x 0.99m)



Wood effect Lino flooring. Low level Wc. Wash hand basin. Radiator. Ceiling light. Extractor fan.

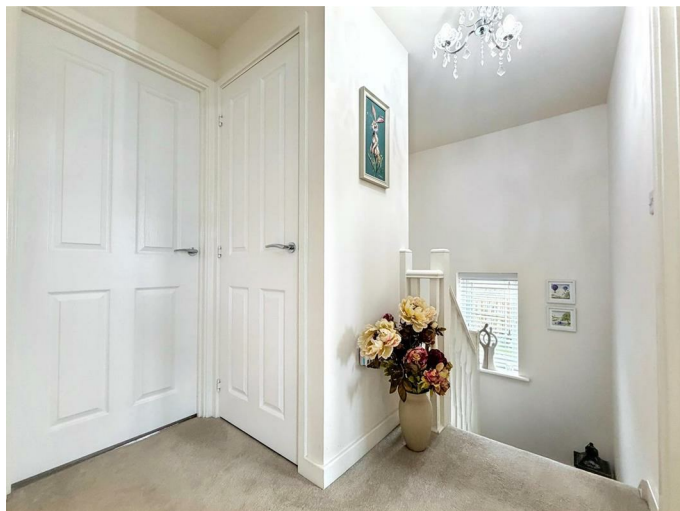
Kitchen Diner

20' x 8'6 (6.10m x 2.59m)



Fitted with a modern and matching range of sage shaker style cabinets, including wall and base units and drawers with worksurface over incorporating one and a half bowl ceramic style sink with drainer and mix the tap over. Integrated appliances including washing machine and fridge freezer. (please note there is a cupboard with plumbing for dishwasher however currently fitted with shelving.) Four ring electric hob with electric oven below and extractor hood over. Radiator. uPVC window to rear. uPVC patio doors to rear. Ceiling spotlights to kitchen area and ceiling light point to dining space. Great sized pantry cupboard with ceiling light.

First Floor Landing



Carpet flooring. uPVC window to side. Radiator. Large linen cupboard with shelving. Ceiling light point. Loft access. Doors off leading to:-

Family Bathroom

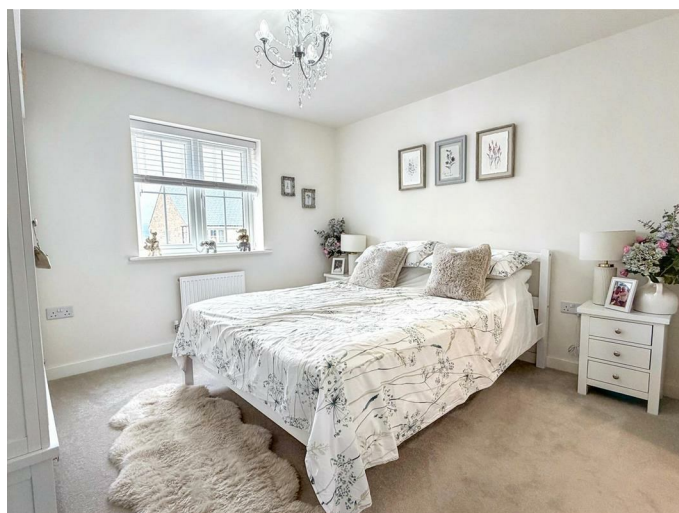
8'10 x 6'6 (2.69m x 1.98m)



Fitted with a modern suite comprising panelled bath with wall mounted electric shower over and glass shower screen, wash hand basin and low-level WC. Tile effect lino flooring. Radiator. uPVC window to front. Ceiling light. Extract fan.

Master Bedroom

10'11 x 10'4 (3.33m x 3.15m)



Carpet flooring. Radiator. uPVC window to front.

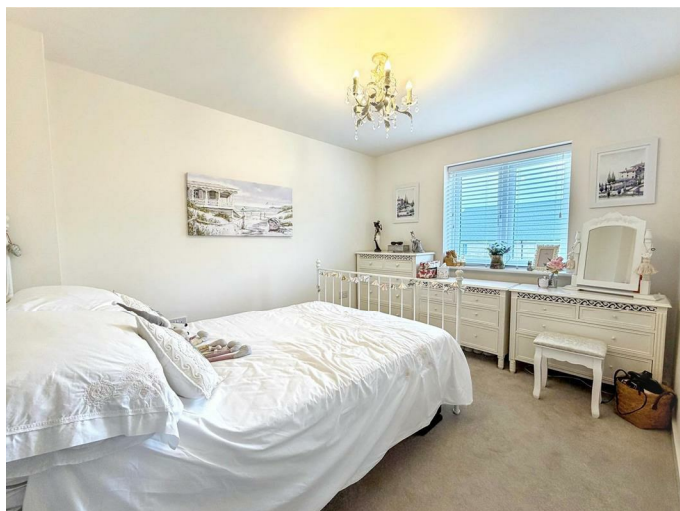
En-suite



Fitted with a modern suite comprising walk-in tiled shower cubicle with sliding door and wall mounted shower over, wash hand basin and low level WC. Tile effect lino flooring. Radiator. uPVC obscure glazed window to side. Ceiling light. Extractor fan.

Bedroom Two

11' x 8'11 (3.35m x 2.72m)



Carpet flooring. Radiator. uPVC window to rear. Ceiling light.

Bedroom Three

10'10 x 9'1 (3.30m x 2.77m)



Carpet flooring. Radiator. uPVC window to rear. Ceiling light.

Garage

18'3 x 8'3 (5.56m x 2.51m)

With up and over door to the front. Lighting and power. Wall mounted 'Ideal' gas combi boiler.

Externally



To the front of the property is a driveway, providing side by side parking for two vehicles. Gated access from the front to rear of the property. To the rear of the property, is an immaculately kept, landscaped south facing garden. The garden has undergone substantial works and is full of life. There is paved patio seating area with paved path leading through the garden. Gravelled areas with raised deep planter beds and decorative borders with an array of plants, trees, shrubs and flowers including hydrangeas, cherry blossom tree, magnolia tree and established herb garden. Wooden pergola with many established clematis varieties. Orchard area stocked with apple, pear, cherry, mountain ash and eucalyptus trees. Block paved boarded pond with lilies, iris and oxygenated plants. Goldfish within the pond are to be included within the sale.

Agents Notes

Tenure: Freehold

Services: All mains services connected.

Council Tax: High Peak Band D

Please note- once the estate is complete, there will be an annual sit upkeep charge.

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any

services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"Work hard. Stay humble. Always be kind."

Denise is the Director of Denise White Estate Agents and has worked within the property industry since 1999, bringing many years of experience, local knowledge and, most importantly, a genuine passion for helping people move.

Denise and her team specialise in residential sales and lettings, offering honest advice, personal service and a refreshingly individual approach to estate agency. From traditional homes and country properties to contemporary living and new developments, every property is treated individually,

with bespoke marketing designed to showcase not just the home, but the lifestyle it offers.

With professional photography, video, social media and creative property marketing forming an important part of the service, the team is committed to giving every home the exposure and presentation it deserves.

Whether you are selling, buying, letting or renting, or simply looking for some friendly advice about the local property market, Denise and the team would be delighted to help.

For us, estate agency has always been about more than property, it's about people, their homes and the next chapter of their lives.

Property To Sell

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the time comes, you're ready to go.

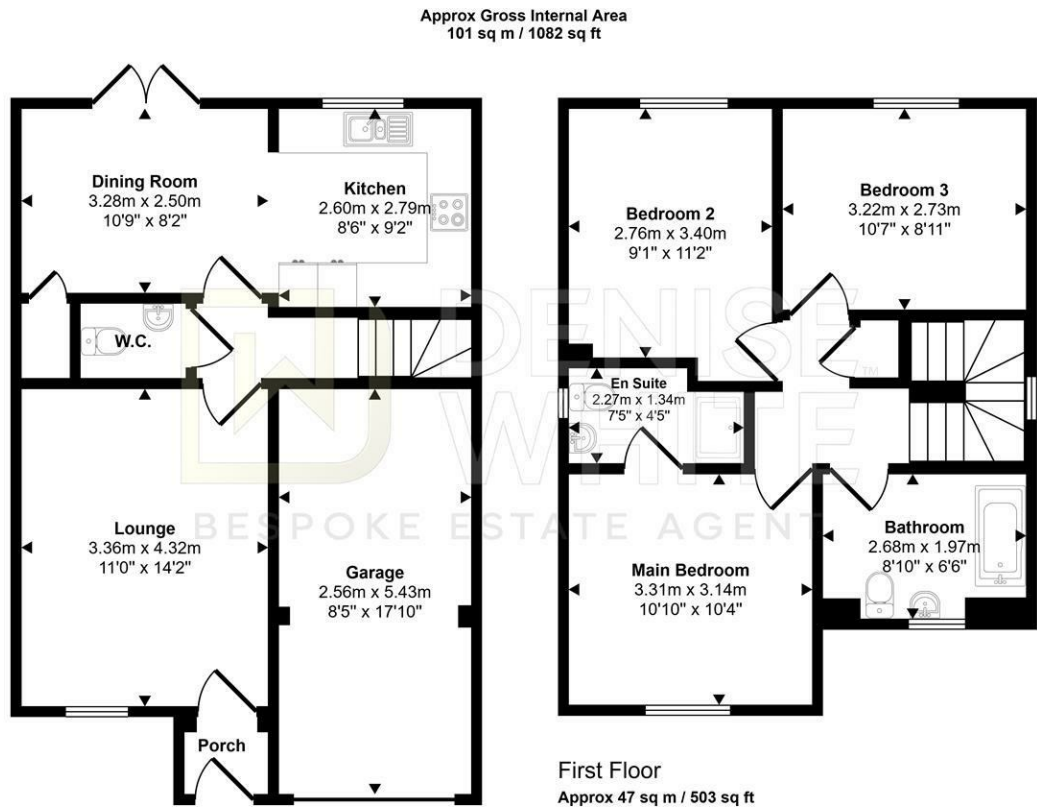
Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer Id Checks

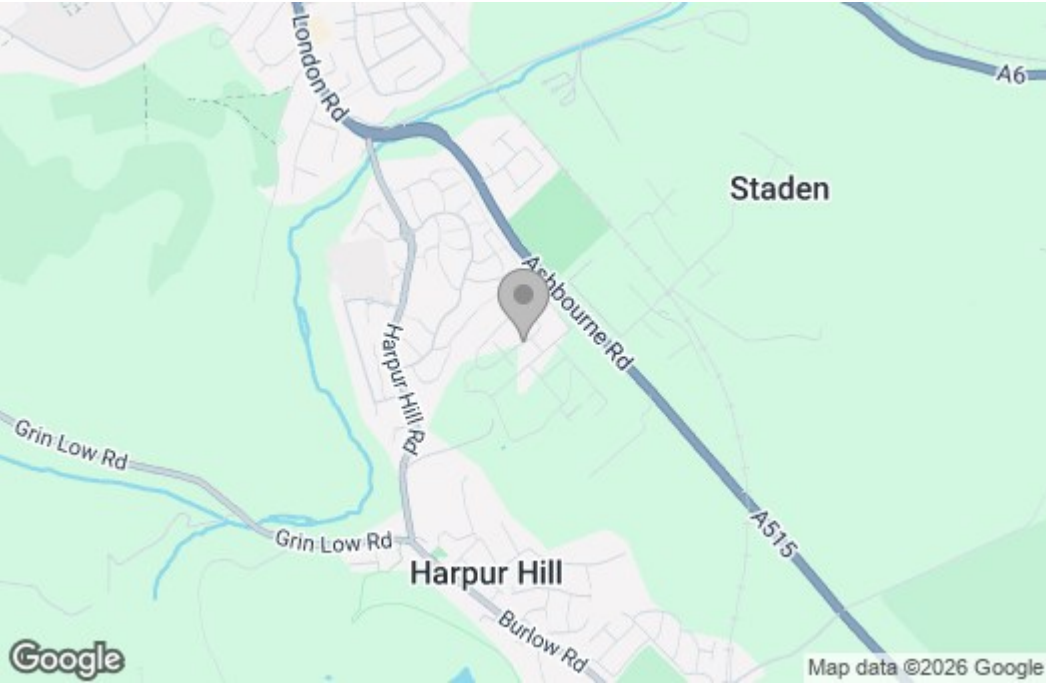
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Floor Plan

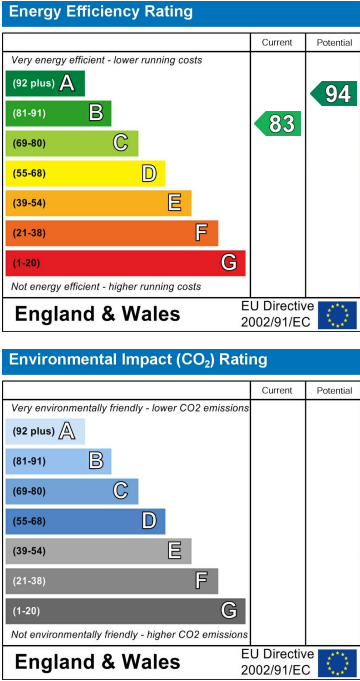


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.