

Church Terrace

Warslow, Buxton, SK17 0JQ



Well-presented three-bedroom home in a popular Peak District village offers stunning countryside views, a newly fitted air source heat pump and solar panels. With off-street parking, it's close to a pub, school and scenic walks.

£250,000

John German 

Nestled in the Peak District National Park in Warslow is this beautifully presented three-bedroom terraced home offering a perfect blend of modern living and countryside charm. Ideal for first-time buyers or couples looking to downsize, this property boasts a newly installed air source heat pump system, improved insulation and solar panels, ensuring energy efficiency and reduced running costs. With stunning elevated views of the surrounding countryside to the front and picturesque rear views of St Lawrence Church, this home offers a beautiful setting in a sought-after village location. Off-street parking for multiple vehicles, close proximity to local amenities such as the village pub and school, and easy access to scenic country walks further enhance its appeal. Combining modern comforts with a desirable rural lifestyle.

The seller has installed new windows, air source heating, solar panels and cavity wall insulation.

The uPVC door opens into the reception hallway which has doors off to the bathroom, breakfast kitchen, sitting room, utility room and a staircase to the first floor. Stepping into the breakfast kitchen, you'll find rolled-edge preparation surfaces, featuring an inset 1 ½ composite sink with an adjacent drainer and chrome mixer tap, complemented by tiled splashback. The kitchen offers ample storage with a range of cupboards and drawers below, as well as space for appliances, including a fridge and a freestanding electric oven with a four-ring LPG gas hob. Additional wall-mounted cupboards provide further storage, as well as two useful pantry cupboards. The kitchen enjoys a delightful outlook over the front garden, offering breathtaking views of the surrounding countryside. The utility room features a stainless steel sink, adjacent drainer, and chrome mixer tap. Beneath the sink, there is a cupboard for additional storage, along with appliance space and plumbing for a washing machine, plus room for other freestanding white goods. The room also houses the electric circuit board and provides direct access to the rear garden through a convenient uPVC door.

The sitting room is bright and inviting, offering lovely views over the rear garden and towards St Lawrence Church. A log-effect LPG gas fire serves as the room's focal point, creating a cosy atmosphere. Stepping into the bathroom, you'll find a white suite featuring a pedestal wash basin with a chrome mixer tap, a low-level WC and a bath complete with chrome fittings and a mains-powered shower.

On the first floor landing, there is a loft hatch access and doors off to the bedrooms, WC and an airing cupboard housing the hot water tank. Bedrooms one and two are both generously sized doubles, with the second bedroom offering breathtaking elevated views of the surrounding countryside. The third bedroom is a single, which could also be used as a nursery or study, providing flexibility to suit your needs. For added convenience, there is a separate WC, complete with a wash hand basin featuring a chrome mixer tap, a low-level WC and a chrome ladder-style heated towel rail.

Outside to the front of the property is a beautifully presented lawn garden with flowering herbaceous border. To the rear of the property is a beautifully presented rear garden comprising paved patio seating area with laid lawn with herbaceous flowering borders and timber shed, leading to a driveway providing off-street parking for multiple vehicles. Legal right of way driveway/access. Please note our client has informed us that there is a legal right of way to access the driveway from the road. There is also a shared passageway to the side of the property.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains.

Heating: Air source heat pump.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04102024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A	98 A	102 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent