



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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This CONTEMPORARY FOUR-BEDROOM TOWNHOUSE occupies one of the best positions on the development, overlooking playing fields. The accommodation comprises briefly a hallway with stairs to the first floor, WC, office or bedroom four, and a contemporary dining kitchen. To the first floor, there is a landing with stairs to the second floor, a spacious living room, and a double bedroom with en suite. The second floor offers two further good-sized bedrooms and a modern family bathroom. Externally, the property benefits from off-road parking, while to the rear there is an enclosed lawned garden with gated access to the side elevation.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | buxton@wrightmarshall.co.uk | www.wrightmarshall.co.uk

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HALLWAY

Composite entrance door, built-in cupboards, wood-effect flooring, and stairs to the first floor.

BEDROOM/STUDY

8'11 x 6'1 (2.72m x 1.85m)
uPVC double-glazed window, radiator, and wood-effect flooring.

OPEN PLAN KITCHEN DINING AREA

19'111 x 12'9 (max) (5.79m x 3.89m (max))
uPVC double-glazed double doors, fitted wall and base units with wood-effect worktop, four-ring gas hob, integral oven, stainless steel 1.5-bowl sink and drainer with mixer tap, integral fridge freezer, dishwasher and washing machine, under-stairs cupboard, radiator, and wood-effect flooring.

WC

5'5 x 2'9 (1.65m x 0.84m)
WC with push flush, pedestal wash basin with mixer tap, radiator, part-tiled walls, and wood-effect flooring.

FIRST FLOOR LANDING

Radiator, and stairs to the second floor.

LIVING ROOM

11'11 x 12'10 (max) (3.63m x 3.91m (max))
Two uPVC double-glazed windows, and a radiator.

BEDROOM ONE

9'10 x 12'10 (3.00m x 3.91m)
uPVC double-glazed window, and a radiator.

EN SUITE

7 x 4'10 (2.13m x 1.47m)
uPVC double-glazed window, enclosed shower cubicle with wall-mounted shower fitment, pedestal wash basin with mixer tap, WC with push flush, radiator, tiled walls, and wood-effect flooring.

SECOND FLOOR LANDING

Loft access, and a radiator.

BEDROOM TWO

11'6 x 12'9 (max) (3.51m x 3.89m (max))
uPVC double-glazed Velux window, built-in cupboard, and a radiator.

BEDROOM THREE

9'3 x 12'9 (max) (2.82m x 3.89m (max))
uPVC double-glazed Velux window, built-in cupboard, and a radiator.

BATHROOM

6'4 x 5'10 (1.93m x 1.78m)
uPVC double-glazed window, bath with wall-mounted shower fitment, pedestal wash basin with mixer tap, WC with push flush, radiator, tiled walls, and wood-effect flooring.

EXTERIOR

To the front, there is off-road parking for two vehicles and an EV charging point. To the rear, there is an enclosed lawned garden.

NOTES

Tenure: Freehold
Council Tax Band: C
EPC Rating: B

