



Wright Marshall  
Estate Agents

8 COLLEGE ROAD, BUXTON SK17 9DZ

£779,950

Ground Floor



First Floor



All floorplans provided by Petty Real 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 SPACIOUS and versatile DETACHED HOME, complete with a SELF-CONTAINED ANNEX, is set on a GENEROUS PLOT with mature gardens to the front and rear, situated in one of Buxton's most sought-after areas. The main house features four bedrooms, two bathrooms, and three reception rooms, with oak flooring, log burners, and a shaker-style kitchen. The ANNEX includes two bedrooms, its own kitchen, bathroom, and living room. Outside, the block-paved driveway offers AMPLE PARKING and access to the integral GARAGE, surrounded by well-established flower beds. The rear garden boasts a large patio, lawn, pond, greenhouse, four sheds, and a summer house with light and power.

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ENTRANCE HALL

12'5 x 14'4 (3.78m x 4.37m)  
Timber entrance door, three uPVC double glazed windows, under-stairs cupboard, two radiators, oak flooring, and stairs to the first floor.

LIVING ROOM

20 x 28'3 (max) (6.10m x 8.61m (max))  
uPVC double glazed window, two sets of double glazed double doors with windows to either side, log burner, three radiators, and oak flooring.



DINING ROOM

10 x 13'8 (3.05m x 4.17m)  
Log burner, karndeian oak-effect flooring, open to the kitchen.



KITCHEN

12'4 x 10'7 (3.76m x 3.23m)  
uPVC double glazed window, fitted shaker-style base and wall units, space for a range cooker, stainless steel 1.5 bowl sink and drainer with mixer tap, integrated dishwasher, vertical radiator, and karndeian oak-effect flooring.



PANTRY

5'5 x 6 (1.65m x 1.83m)  
uPVC double glazed window, fitted shaker-style base and wall units, and LVT oak-effect flooring.

UTILITY ROOM

10'2 x 6 (3.10m x 1.83m)  
Fitted shaker-style base and wall units, stainless steel sink and drainer with mixer tap, plumbing for washing machine and dryer, radiator, and karndeian oak-effect flooring..

BOOT ROOM

9'8 x 6 (2.95m x 1.83m)  
External door, fitted cupboards with folding doors, radiator, and karndeian oak-effect flooring.

FIRST FLOOR LANDING

Loft access.

BEDROOM ONE

16'10 x 10'2 (5.13m x 3.10m)  
uPVC double glazed windows, built-in wardrobes with bi-folding doors, and two radiators.



EN SUITE

5'6 x 6'1 (1.68m x 1.85m)  
Enclosed shower cubicle with wall-mounted shower fitment, WC with push flush, pedestal wash basin with mixer tap, radiator, part tiled walls, and wood-effect flooring.

BEDROOM TWO

10'1 x 13'11 (3.07m x 4.24m)  
uPVC double glazed windows, built-in wardrobes, and a radiator.



BEDROOM THREE

12'5 x 10'6 (3.78m x 3.20m)  
uPVC double glazed windows, built-in wardrobe with bi-folding doors, and a radiator.

BEDROOM FOUR

8'11 x 7'4 (2.72m x 2.24m)  
uPVC double glazed window, built-in wardrobes, and a radiator.

BATHROOM

8'6 x 9'5 (2.59m x 2.87m)  
Three double glazed windows, sunken corner bath with mixer tap, enclosed shower cubicle with electric wall-mounted shower fitment, WC, pedestal wash basin, radiator, part tiled walls, and tile-effect flooring.

ANNEX

ENTRANCE HALL

External door, access to the integral garage, and stairs to the annex's first floor.

LIVING ROOM

16'10 x 16'7 (5.13m x 5.05m)  
uPVC double glazed sliding door, gas fire, and a radiator.



KITCHEN

4'7 x 10'5 (1.40m x 3.18m)  
uPVC double glazed window, fitted wall and base units, four-ring gas hob, electric oven, stainless steel sink and drainer with mixer tap, and a radiator.

WC

uPVC double glazed window, WC, pedestal wash basin, and a radiator.

FIRST FLOOR LANDING

BEDROOM ONE

12'8 x 15'7 (3.86m x 4.75m)  
uPVC double glazed window and a radiator.



BEDROOM TWO

14'10 x 11 (max) (4.52m x 3.35m (max))  
Double glazed Velux window and a radiator.

SHOWER ROOM

8'2 x 5'2 (2.49m x 1.57m)  
Double glazed Velux window, enclosed shower cubicle, WC with push flush, wash basin with mixer tap, ladder-style radiator, part tiled walls, and wood-effect flooring.

INTEGRAL GARAGE

16'8 x 12'8 (5.08m x 3.86m)  
Up-and-over garage door, plumbing for washing machine, with light and power.

EXTERIOR

To the front elevation, a block-paved driveway provides ample off-road parking, access to the garage, and well-established flower beds. The rear garden features a spacious patio, lawn, mature planting and fruit bushes, a pond, greenhouse with grape vine, four sheds, and a summer house with light and power. Ideal for gardening enthusiasts and outdoor entertaining.



NOTES

Tenure: Freehold  
Council Tax Band: F  
EPC Rating: TBC

DISCLAIMER

In accordance with the Estate Agents Act 1979, we must declare that the seller of this property is a relative of an employee of Wright Marshal .