

MISREPRESENTATION ACT 1967.
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

www.wrightmarshall.co.uk
buxton@wrightmarshall.co.uk
01298 23038



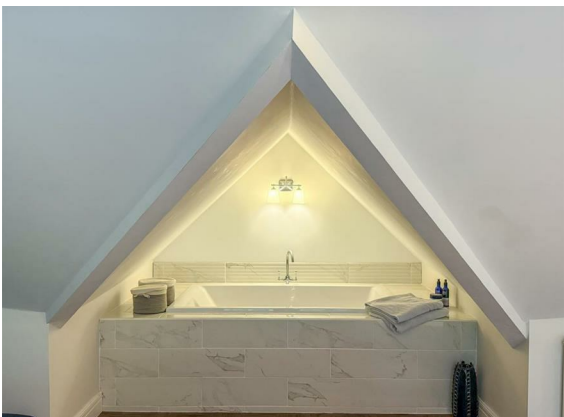
 **Wright Marshall**
Estate Agents

£950,000



123 GREEN LANE
BUXTON
SK17 9DQ


COUNCIL TAX BAND: F



This SUPERB FIVE BEDROOM FAMILY HOME has been fully refurbished and extended by the current owners, offering spacious and versatile accommodation across three floors, set within a GENEROUS PLOT with a south-facing lawned garden backing onto open fields. The property has been tastefully updated throughout, combining modern finishes with traditional features. The ground floor includes a welcoming entrance hall, a bay-fronted living room, a sitting room, and an impressive OPEN PLAN DINING KITCHEN with skylights, log burner, utility room, and ground floor WC. Upstairs, there are four double bedrooms, one of which has an en-suite, along with a further en-suite WC and a family bathroom. The second floor features a large principal bedroom suite complete with a sunk double bath, en-suite shower room, and dressing room. Externally, the property benefits from a gated driveway providing ample OFF-ROAD PARKING. To the rear is a well-maintained, south-facing garden with a raised decked area and paved patio, backing onto open fields.

Porch

Composite door and tiled flooring.

Entrance Hall

uPVC double-glazed window, vertical radiator, LVT wood effect flooring, and stairs to the first floor.

Dining Kitchen

23'7 x 15 / 7.19m x 4.57m

uPVC double-glazed window and skylights, fitted base units with quartz worktops, four-ring induction hob, two integral ovens, sink with brass mixer tap, integral dishwasher, log burner, two vertical radiators, LVT wood effect flooring, and uPVC stable door.

Utility Room

8'9 x 10'7 / 2.67m x 3.23m

uPVC door and double-glazed window, integral fridge and freezer, built-in cupboards, plumbing for washing machine and dryer, vertical radiator, and LVT wood effect flooring.

Living Room

13'10 x 17'1 / 4.22m x 5.21m

uPVC double-glazed bay window, open fireplace, two vertical radiators, and LVT wood effect flooring.

Sitting Room

12'9 x 17'1 / 3.89m x 5.21m

uPVC door and four double-glazed windows, log burner, vertical radiator, and LVT wood effect flooring.

WC

uPVC double-glazed window, WC with push flush, wash basin with mixer tap, electric radiator, and LVT wood effect flooring.

First Floor Landing

Stairs to the second floor.

Bedroom Two

16'10 x 17'2 (max) / 5.13m x 5.23m (max)

Two uPVC double-glazed windows, two radiators, and LVT wood effect flooring.

Bedroom Two En-suite

9'9 x 6'9 / 2.97m x 2.06m

uPVC double-glazed window, P-shaped bath with wall-mounted shower over, WC, pedestal wash basin, ladder-style radiator, and LVT wood effect flooring.

Bedroom Three

12'10 x 14'4 / 3.91m x 4.37m

Two uPVC double-glazed windows, radiator, and LVT wood effect flooring.

Bedroom Four

13'5 x 11'2 / 4.09m x 3.40m uPVC double-glazed window, radiator, and LVT wood effect flooring.

Bedroom Four En-Suite WC

WC with push flush, wash basin with mixer tap, and LVT wood effect flooring.

Bedroom Five

10'6 x 11'1 / 3.20m x 3.38m

uPVC double-glazed window, radiator, and LVT wood effect flooring.

Second Floor Landing

uPVC double-glazed window.

Bedroom One

26'7 x 16'3 (max) / 8.10m x 4.95m (max)

uPVC double-glazed window, double inset bath with mixer tap, radiator, and LVT wood effect flooring.

En-suite

6'1 x 6'9 / 1.85m x 2.06m

Walk-in shower cubicle, WC, wash basin, ladder-style radiator, part-tiled walls, and tiled flooring.

Dressing Room

10'2 x 10'11 (max) / 3.10m x 3.33m (max)

Loft access and LVT wood effect flooring.

Exterior

The property benefits from a gated driveway providing ample off-road parking. To the rear is a well-maintained, south-facing lawned garden backing onto open fields, featuring a raised decked area and a paved patio.

Notes

Tenure: Freehold

Council Tax Band: F

EPC Rating: TBC