



Wright Marshall  
Estate Agents

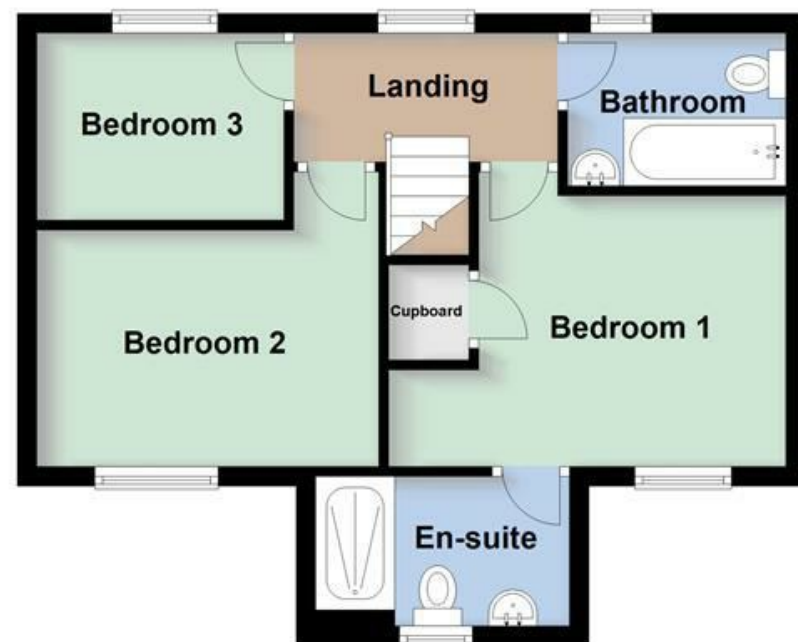
68 CAIRN DRIVE, BUXTON SK17 9XP

£280,000

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 well-presented, THREE BED MODERN DETACHED family home sits in a quiet CUL-DE-SAC in a popular area and occupies a SPACIOUS CORNER PLOT. The accommodation includes a hallway, downstairs WC, living room, and a fitted dining kitchen. Upstairs, there are three bedrooms, including an en-suite to the main, and a family bathroom. Outside, there's a good-sized enclosed garden and OFF-ROAD PARKING for two vehicles.

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**HALLWAY**

Composite entrance door, and stairs to the first floor.

**LIVING ROOM**

14'7" x 11'6" (4.47m x 3.53m )  
uPVC double glazed double doors and window, radiator, and an under-stairs storage cupboard.



**DINING KITCHEN**

14'7" x 10'5" (4.47m x 3.18m)  
Two uPVC double glazed windows, fitted wall and base units, four-ring gas hob, integral oven, stainless steel 1.5 bowl sink and drainer with a mixer tap, integral appliances including fridge freezer, washing machine, and dishwasher. Combi boiler, and a radiator.



**WC**

uPVC double glazed windows, WC with a push flush, wash basin with a mixer tap, and a radiator.

**LANDING**

uPVC double glazed window and a radiator.

**BEDROOM ONE**

9'1" x 13'5" ( max) (2.77m x 4.11m ( max))  
uPVC double glazed window, built-in airing cupboard, and a radiator.



**EN-SUITE**

4'9" x 8'9" (1.47m x 2.69m)  
uPVC double glazed window, enclosed shower cubicle with a wall-mounted fitment, WC with a push flush, pedestal wash basin with a mixer tap, radiator, and part tiled walls



**BEDROOM TWO**

8'0" x 11'6" (2.44m x 3.53m )  
uPVC double glazed window, and a radiator.



**BEDROOM THREE**

6'3" x 8'5" (1.91m x 2.57m)  
uPVC double glazed window and a radiator.



**BATHROOM**

5'1" x 7'4" (1.57m x 2.26m)  
uPVC double glazed window, bath with a wall mounted shower fitment, WC with a push flush, pedestal wash basin with a mixer tap, and a radiator



**EXTERIOR**

The property boasts an enclosed private garden to the side featuring a patio seating area and space for a garden shed. Additionally, the property offers off-road parking for two vehicles.

