



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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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.

Offered for sale with no onward chain, this well presented and spacious four/five bedroom detached home sits on a generous plot in a desirable location close to the town centre, offering easy access to local amenities, transport links, Pavilion Gardens, Burbage Primary School and Buxton Community School. The property comprises a porch, entrance hallway, living room, dining room, kitchen, utility room, office or fifth bedroom and a ground floor WC. To the first floor are four bedrooms and a family bathroom. The property further benefits from fitted oak veneered doors throughout. Externally, there is ample off road parking via two driveways, a double length garage and a private tiered rear garden with lawn and patio seating areas.

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PORCH

Composite door and uPVC double glazed window, radiator and tiled flooring.

HALLWAY

Radiator, under stairs cupboard, tiled flooring and stairs to the first floor.

LIVING ROOM

17 x 10'6 (5.18m x 3.20m)

uPVC double glazed double doors and window, wall mounted gas fire, radiator and double doors to:

DINING ROOM

11'2 x 9'10 (3.40m x 3.00m)

uPVC double glazed window, radiator and tiled effect flooring.

KITCHEN

10'1 x 11 (3.07m x 3.35m)

uPVC double glazed window, fitted wall and base units, Rangemaster with extractor fan over, integral NEFF dishwasher, radiator and tiled effect flooring.

UTILITY

17'7 x 4'1 (5.36m x 1.24m)

uPVC door and double glazed windows, radiator, plumbing for a washing machine and tiled flooring.

OFFICE / BEDROOM FIVE

15 x 7'11 (4.57m x 2.41m)

uPVC double glazed windows and a radiator.

WC

uPVC double glazed window, WC with push flush, wash basin, radiator and tiled walls.

FIRST FLOOR LANDING

uPVC double glazed window, built in cupboard, radiator and loft access.

BEDROOM ONE

11'9 x 10'11 (3.58m x 3.33m)

uPVC double glazed windows and a radiator.

BEDROOM TWO

9'9 x 12'6 (2.97m x 3.81m)

uPVC double glazed windows and a radiator.

BEDROOM THREE

11'11 x 8'1 (max) (3.63m x 2.46m (max))

uPVC double glazed window and a radiator.

BEDROOM FOUR

6'8 x 9'6 (2.03m x 2.90m)

uPVC double glazed window, built in cupboard and a radiator.

BATHROOM

9'1 x 7'11 (2.77m x 2.41m)

uPVC double glazed window, corner bath with mixer tap over, enclosed corner shower cubicle with wall mounted shower, WC with push flush, pedestal wash basin with mixer tap, radiator, part tiled walls and wood effect flooring.

GARAGE

25'9 x 8'6 (7.85m x 2.59m)

Electric roller garage door, light and power.

EXTERIOR

The property offers two tarmac driveways providing ample off road parking and a lawned garden with patio to the front. To the rear is an enclosed private tiered garden featuring lawns, patio seating area, established flower beds and three blossom trees.

NOTES

Tenure: Freehold

Council Tax Band: E

EPC Rating: TBC

What3Words Location: hatch.nightlife.care

