



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.
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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Located in a sought-after area close to Buxton town centre, local primary and secondary schools, yet adjacent to the countryside, this UNIQUE DETACHED HOME offers a VERSATILE LAYOUT with four bedrooms and three bathrooms arranged over four half-levels. The ground-floor accommodation comprises an entrance hall with space for a home office, and a generous living room. An additional striking sitting room with mezzanine and full height glazing leads to a double bedroom, en-suite wet-room and kitchenette: with step-free access and wide doors, these three rooms could form semi-independent accommodation suitable for those with mobility needs, for home-working/office use, or a holiday let. To the lower ground floor is a well-appointed breakfast kitchen opening to the garden, separate dining area, utility room/cloakroom and another entrance opening from covered patio. The first floor comprises a landing area also suitable for home-working, and a double bedroom with ensuite and dressing area. On the top floor are two further bedrooms, and a family bathroom. Externally, there is OFF ROAD PARKING to the front with a low maintenance garden, whilst to the rear is a mature lawned garden with patios, and a summer house with light and power.

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GROUND FLOOR

ENTRANCE HALLWAY

17'9 x 7'4 (5.41m x 2.24m)

Triple-glazed entrance door, three double-glazed Velux windows, radiator, and a triple-glazed rear door leading to the garden.

LIVING ROOM

19'9 x 12'11 (6.02m x 3.94m)

Double-glazed sliding doors, multi-fuel stove, radiator, and half-flights of stairs leading to the lower ground floor and the first/upper floors.

FRONT SITTING ROOM

13'1 x 14'1 (3.99m x 4.29m)

Three triple-glazed full height windows, two double-glazed Velux windows, mezzanine level, underfloor heating and additional gas fire.

BEDROOM FOUR

13'2 x 14'6 (4.01m x 4.42m)

Triple-glazed full height window, two double-glazed Velux windows, underfloor heating, and a kitchenette area with a stainless steel sink and drainer and an integral fridge.

EN-SUITE WET ROOM

6 x 7'4 (1.83m x 2.24m)

Double-glazed Velux window, wall-mounted shower, WC with push flush, wash basin with mixer tap, ladder-style radiator, underfloor heating, and non-slip tiled flooring.

LOWER GROUND FLOOR

DINING AREA

8 x 14'1 (2.44m x 4.29m)

uPVC double-glazed window and a radiator. Access to half-height storage (under the floor of the ground-floor sitting room and bedroom).

BREAKFAST KITCHEN

17'2 x 15'9 (max) (5.23m x 4.80m (max))

Triple-glazed sliding doors to rear garden, two triple-glazed windows, fitted wall and base units, four-ring gas hob with integral oven and grill, stainless steel one-and-a-half bowl sink and drainer with mixer tap, integral fridge freezer and dishwasher, two radiators, gas boiler, tiled flooring, and a glazed roof lantern.

LOWER GROUND FLOOR ENTRANCE VESTIBULE

Composite door and tile effect flooring leading to outside covered patio area, with concealed bin storage.

UTILITY / CLOAKROOM

7 x 6'4 (2.13m x 1.93m)

uPVC double-glazed window, fitted wall and base units, stainless steel sink and drainer with mixer tap, WC, plumbing for a washing machine, radiator, and tile effect flooring.

FIRST FLOOR

LANDING

8 x 13'10 (2.44m x 4.22m)

Double-glazed window, Velux window, radiator, and stairs leading to the upper floor.

BEDROOM ONE

10 x 10'11 & 6'5 x 5'11 (3.05m x 3.33m & 1.96m x 1.80m)

L-shaped room comprising sleeping area and dressing area with built-in wardrobes and ensuite. Two uPVC double-glazed windows, Velux skylight and two radiators.

EN-SUITE

Enclosed shower cubicle with wall-mounted shower, wash basin, WC, and part-tiled walls.

UPPER FLOOR

LANDING

Built-in cupboard. Access to loft storage.

BEDROOM TWO

9'6 x 12'6 (max) (2.90m x 3.81m (max))

One triple-glazed window, one double-glazed window and a radiator.

BEDROOM THREE

9'3 x 9'5 (max) (2.82m x 2.87m (max))

Two double glazed windows, built-in wardrobe, and a radiator.

BATHROOM

6 x 8 (1.83m x 2.44m)

Double-glazed window, bath with wall mounted shower over, WC with push flush, wash basin, radiator, built-in cupboard, part-tiled walls, and tile effect flooring.

EXTERIOR

The property offers off road parking to the front along with a low maintenance garden, whilst to the rear there is an enclosed lawned garden featuring a patio and a summer house with light and power.

NOTES

Tenure: Freehold

Council Tax Band: E

EPC Rating: C

What3Words Location: campsites.manages.servicing

