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Plan produced using PlanUp.



This FOUR-BEDROOM modern townhouse offers spacious and well-presented accommodation across three floors. The ground floor features an entrance hallway, a stylish open plan dining kitchen with contemporary fitted units, integrated appliances, and a central island, along with a bright living room. A convenient WC completes the ground floor. On the first floor, there are two well-proportioned bedrooms, including a generous main bedroom with an en suite shower room, as well as a modern family bathroom. The second floor offers two further bedrooms, one of which benefits from an additional en suite. Externally, the property boasts a block paved driveway providing OFF ROAD PARKING for up to four vehicles. The enclosed rear garden is designed for low maintenance, featuring a patio and an artificial lawn, .

**8 The Quadrant, Buxton, Derbyshire, SK17 6AW**  
T. 01298 23038 | | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)

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**HALLWAY**

Composite door, radiator, wood-effect flooring, and stairs to the first floor.

**DINING KITCHEN**

19'9 x 11'2 (max) (6.02m x 3.40m (max))  
uPVC double-glazed window, a range of contemporary fitted wall, base, and full-height units, stainless steel sink and drainer with a mixer tap over, integrated fridge freezer, dishwasher, and washing machine. Kitchen island with seating, four-ring electric hob, and an extractor hood over. Radiator and wood-effect flooring.

**LIVING ROOM**

12'2 x 14'4 (3.71m x 4.37m)  
uPVC double glazed double doors and windows, radiator, and wood effect flooring.



**WC**

WC with a push flush, wash basin with a mixer tap over, ladder style radiator, and wood effect flooring.

**FIRST FLOOR LANDING**

uPVC double glazed window, built in cupboard, and stairs to the second floor.



**BEDROOM ONE**

12'6 x 14'4 (3.81m x 4.37m)  
Two double glazed windows and a radiator.



**EN SUITE**

2'11 x 7'8 (0.89m x 2.34m)  
Enclosed shower cubicle with a wall mounted shower fitment, WC with a push flush, wash basin with a mixer tap over, ladder style radiator, part tiled walls, and tiled flooring.



**BEDROOM TWO**

10'2 x 14'4 (3.10m x 4.37m)  
uPVC double glazed window and a radiator.



**BATHROOM**

5'6 x 7'8 (1.68m x 2.34m)  
Bath with a wall mounted shower fitment over, WC with a push flush, wash basin with a mixer tap over, ladder style radiator, part tiled walls, and tiled flooring.



**SECOND FLOOR LANDING**

**BEDROOM THREE**

12'8 x 14'4 (max) (3.86m x 4.37m (max))  
Double glazed Velux windows and a radiator.



**EN SUITE**

2'11 x 8 (0.89m x 2.44m )  
Enclosed shower cubicle with a wall mounted shower fitment, WC with a push flush, wash basin with a mixer tap over, ladder style radiator, part tiled walls, and tiled flooring.



**BEDROOM FOUR**

6'4 x 14'4 (1.93m x 4.37m)  
Double glazed Velux window and a radiator.



**EXTERIOR**

To the front of the property is a block paved driveway with parking for up to four vehicles, while to the rear is a low maintenance enclosed garden featuring a patio and artificial grass lawn.



**NOTES**

Tenure: Freehold  
Council Tax Band: C  
EPC Rating: B