



Wright Marshall
Estate Agents

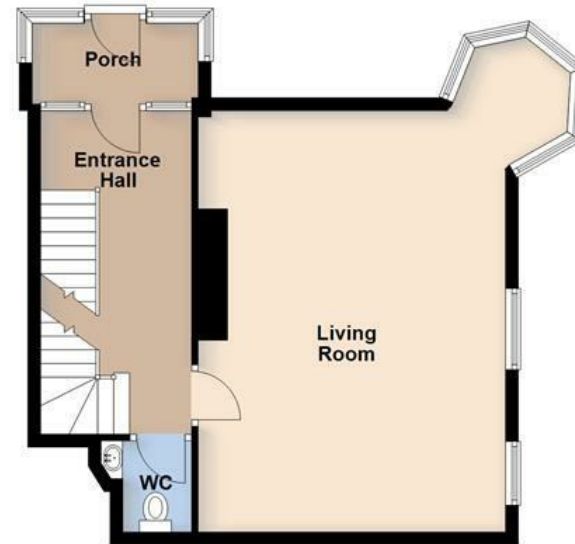
44 GREEN LANE, BUXTON SK17 9DL

£585,000

Lower Ground Floor



Ground Floor



First Floor



Second 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.



This large 3-BEDROOM PERIOD PROPERTY is full of character and offers generous living space across four floors, set in a HIGHLY SOUGHT-AFTER LOCATION. The ground floor includes a porch, entrance hall, living room with an open fire, and a WC. The lower ground floor features a contemporary kitchen with shaker-style units, quartz worktops, and a Rayburn Aga, alongside a sitting room, utility, and a hall with stairs to the ground floor. The first floor comprises two double bedrooms and a modern shower room and an area currently used as a home office. The second floor offers a further large double bedroom with a walk-in dressing area and a bathroom with a roll-top bath. Outside, the property occupies a GOOD-SIZED CORNER PLOT with lawns, flower beds, hedgerow borders, a SEPARATE DRIVEWAY, and a DETACHED GARAGE.

MISREPRESENTATION ACT 1967.

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Located on Green Lane, this distinctive home is perfectly positioned, next to both the Primary and Community Schools. Temple Fields and Grin Low Country Park are accessed just across the road. This unique property boasts exceptionally spacious, sunlit rooms that capture natural light throughout the day, creating a warm and inviting atmosphere. Rich in character, it showcases original features such as stained glass windows, period fireplaces, and an impressive turret. The property also benefits from a large, mature, and private garden, offering a tranquil retreat with a sense of seclusion.

PORCH

Entrance door, stained glass windows, tiled flooring, and timber door with stained glass window leading to the entrance hall.

ENTRANCE HALL

Period-style radiator, original floorboards, and stairs to lower ground and first floor.



LIVING ROOM

21'8 x 15'10 (6.60m x 4.83m)
Corner bay sash window, additional sash window to the side, open fire with cast-iron fireplace, period-style radiators, and original floorboards.



WC

WC, wash basin with freestanding mixer tap and tiled splashback, and tile-effect flooring.

LOWER GROUND FLOOR

KITCHEN

21'2 x 14'4 (6.45m x 4.37m)
uPVC door to the garden, two uPVC double glazed windows, contemporary fitted shaker-style wall and base units with quartz worktops, sunken stainless steel sink with a mixer tap over, Rayburn Aga, four-ring electric hob, integral oven and grill, integral dishwasher, period-style radiator, and tiled flooring.



HALL

Tiled flooring and stairs to ground floor entrance hall.

SITTING ROOM

13'8 x 13'2 (4.17m x 4.01m)
Frosted double glazed window, period-style radiator, and tiled flooring.

UTILITY

Plumbing for a washing machine, understairs storage, and tiled flooring.

FIRST FLOOR LANDING

Stained glass windows with bespoke shutters, period-style radiator, original floorboards, and stairs to the second floor.

BEDROOM TWO

10'11 x 15'8 (3.33m x 4.78m)
Corner bay sash windows, period-style radiators, open fireplace, and original floorboards.



BEDROOM THREE

10'4 x 15'11 (3.15m x 4.85m)
Sash windows, period-style radiators, and original floorboards.



SHOWER ROOM

6'6 x 5'7 (1.98m x 1.70m)
Walk-in shower cubicle with wall-mounted shower fitment, wash basin with mixer tap and tiled splashbacks, WC, heated towel rail, part tiled walls, and tiled flooring.



SECOND FLOOR LANDING

Sash window with bespoke shutters, period-style radiator, and original floorboards.

BEDROOM ONE

21'8 x 15'10 (6.60m x 4.83m)
Corner bay sash windows, additional sash window to the side, open fire with cast-iron fireplace, walk-in dressing area, period-style radiators, and original floorboards.



BATHROOM

11'3 x 7'8 (max) (3.43m x 2.34m (max))
Roll-top bath with mixer tap and shower attachment, wash basin with mixer tap and tiled splashbacks, WC, heated towel rail, loft access, and original floorboards.



EXTERIOR

The property occupies a good-sized corner plot with gardens mainly laid to lawn, with flower beds and hedgerow borders. Separate driveway and detached garage.



NOTES

Tenure: Freehold
Council Tax Band: D
EPC Rating: TBC