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Tucked away on a private road on the outskirts of Buxton, this **EXTENDED THREE-BEDROOM DETACHED HOME** boasts **STUNNING COUNTRYSIDE VIEWS** extending to Chelmorton and beyond. The ground floor offers a spacious and versatile layout, featuring an entrance porch, hallway, ground floor WC, lounge, kitchen, dining room, sitting room, and conservatory. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Outside, the property benefits from gardens to three sides, a paved patio with open field views, an attached garage, and a driveway providing **OFF-ROAD PARKING**.

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ENTRANCE PORCH

Double radiator, double glazed patio doors to entrance hall, uPVC double glazed frosted entrance door and uPVC double glazed windows to three sides.

WC

Fitted with a white wash basin and low level wc. Water heater, heated towel rail and uPVC double glazed window to side.

ENTRANCE HALL

Single radiator and stairs to first floor.



SITTING ROOM

15'3" > 9'10" x 12'11" > 8'5" (4.65m > 3m x 3.94m > 2.57m)
Two double radiators, uPVC double glazed window and door to side and patio doors to conservatory.



CONSERVATORY

9'4" x 7'6" (2.87m x 2.29m)
Double glazed windows and double glazed door to garden.



LANDING

Built in wardrobes and cupboards, airing cupboard with tank, loft access.

BEDROOM 1

11'10" x 9'3" (3.63m x 2.82m)
Fitted wardrobes and cupboards, single radiator and double glazed leaded window to rear with countryside views.



BEDROOM 2

11'5" x 8'9" (3.48m x 2.69m)
Built in wardrobe, single radiator and double glazed leaded window to rear with views.



BEDROOM 3

11'8" x 7'6" (3.58m x 2.29m)
Single radiator and double glazed leaded window to front.



BATHROOM

19'10" x 14'0" (6.07m x 4.29m)
Fitted with a white suite comprising panel bath with electric shower over, pedestal wash basin and low level wc. Extractor, single radiator and double glazed leaded window to rear with views.



DOUBLE GARAGE

Gas Central heating boiler, light, power, two windows to rear and up and over door to front. Approached by a driveway for off road parking.

GARDENS

At the front of the property is a gated paved patio area with shrubs. The patio leads around the side of the house to the rear where there is a paved path, block paved areas and grass with borders and shrubs. There are views from the rear garden to the surrounding countryside.



NOTES

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



LOUNGE

16'0" x 11'8" (4.88m x 3.58m)
Brick wall and quarry tiled hearth with gas fire. Three wall light points, double radiator, dado rail, two leaded glazed windows to dining kitchen and double glazed leaded window to rear.



DINING KITCHEN

18'11" x 14'2" > 10'0" (5.79m x 4.32m > 3.05m)
Tiled floor to kitchen area and fitted with a range of base and eye level units and work surfaces incorporating a one and a half bowl stainless steel single drainer sink unit with mixer tap and tiled splashbacks. Built in oven and grill, 4 ring gas hob, extractor, plumbing for dishwasher and plumbing for washing machine. Two wall light points, telephone point, double radiator and feature inset mirrors to one wall. uPVC double glazed windows to front and side.