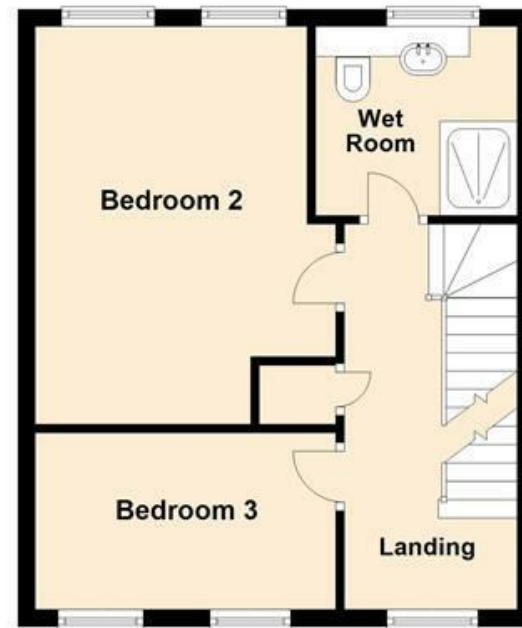


Ground Floor



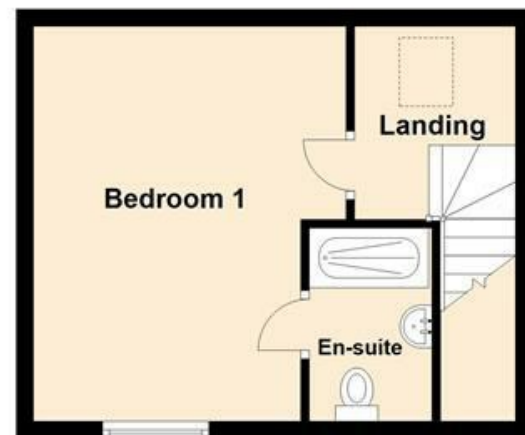
First Floor



External Rooms



Second Floor



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

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.

EARLY VIEWING IS ESSENTIAL. Situated within a highly popular development and offering well presented accommodation throughout this modern semi-detached family home benefits from an **OPEN ASPECT TO THE REAR** together with a superb garden room. Comprising; hallway, WC, living room, garden room, fitted kitchen with dining area, **THREE BEDROOMS** (master with en-suite and a re-fitted wet room). Externally there is driveway parking together with an enclosed rear garden with utility, workshop and gazebo/summer house.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | | www.wrightmarshall.co.uk

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ENTRANCE HALLWAY

Double glazed entrance door, wood flooring, stairs to first floor.



DOWNSTAIRS WC

Low level WC, corner wash hand basin, heated towel rail, part tiled walls, two wall light points, extractor fan.

LIVING ROOM

18'7 x 10'5 (5.66m x 3.18m)
Two double glazed windows, double glazed French doors with windows either side, wood flooring, feature fireplace with marble effect surround and cast iron stove, radiator.



GARDEN ROOM

16'0 x 7'8 (4.88m x 2.34m)
A superb addition to the house - offering all year round seating with glazed sliding doors opening directly onto the garden, two wall heaters and tiled flooring.

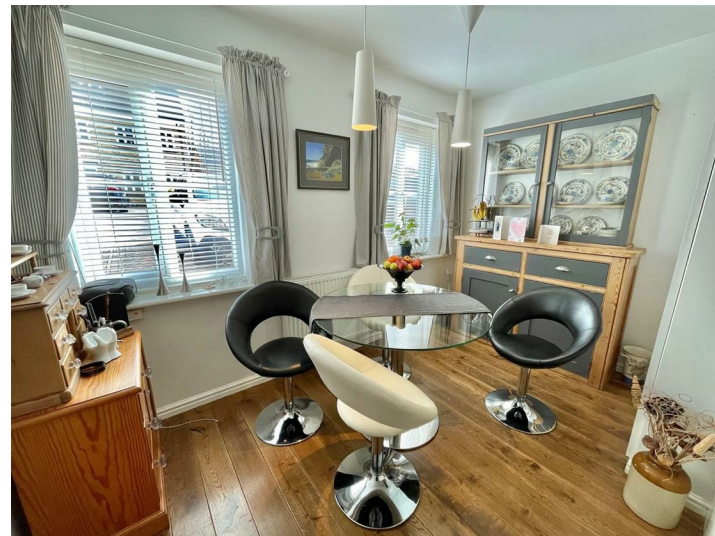


FITTED DINING KITCHEN

14'10 x 11'11 (4.52m x 3.63m)

DINING AREA

Two double glazed windows, radiator, wood flooring, built in storage cupboard with wall mounted central heating boiler, opening onto;



FITTED KITCHEN

Fitted with wall and base mounted units with granite work surfaces over and matching returns, single drainer sink unit with mixer tap, breakfast bar with wooden worktop and inset electric hob, fitted fridge/freezer, fitted freezer, fitted larder cupboard, ceiling coving.



FIRST FLOOR LANDING

Double glazed window, radiator, stairs to second floor, storage cupboard.

BEDROOM TWO

12'8 x 10'11 (3.86m x 3.33m)
Two double glazed windows, fitted wardrobes, radiator.

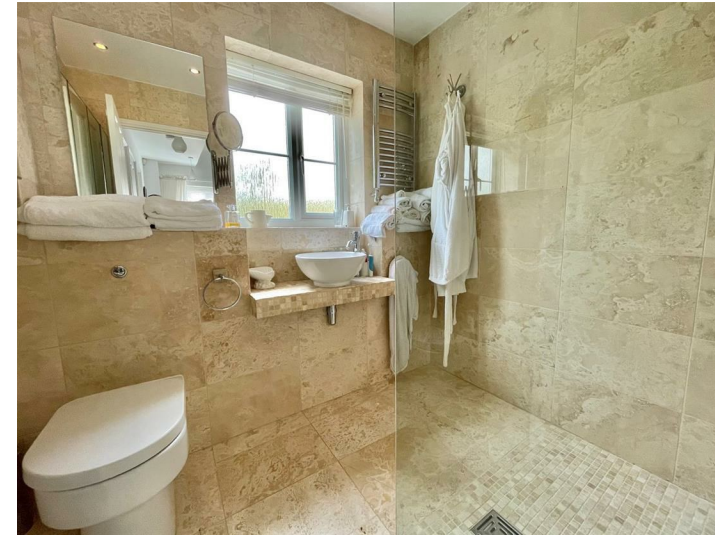


BEDROOM THREE

11'10 x 6'10 (3.61m x 2.08m)
(currently used as a home office), two double glazed windows, radiator.

FITTED WET ROOM

Re-fitted with a walk in shower area with drain away, enclosed cistern WC, vanity wash hand basin, heated towel rail, tiled walls, tiled flooring, frosted double glazed window.



SECOND FLOOR LANDING

Double glazed Velux style window, door to;

BEDROOM ONE

15'2 x 12'0 (4.62m x 3.66m)
Double glazed window, fitted wardrobes, access to roof void, radiator, double glazed Velux style window, door to;



EN-SUITE

Double shower cubicle, low level WC, wash hand basin, part tiled walls, frosted double glazed window, heated towel rail.



EXTERNALLY

To the front of the house there is a block paved double driveway providing off road parking together with a walkway to the side of the house.

The rear of the property offers a pleasant sized enclosed garden with seating areas, a gazebo/summer house, a utility room and work shop. There are enclosed boundaries together with gated access to the front. The property is not overlooked to the rear and is understood to enjoy a pleasant sunny aspect.

