



MISREPRESENTATION ACT 1967.

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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.

A well presented DETACHED family home situated within a popular development. Comprising; entrance vestibule, open plan dining room, fitted kitchen, living room, CONSERVATORY. The first floor offers FOUR BEDROOMS (master with en-suite) and family bathroom. Externally there is driveway parking with external store together with a tiered garden with seating areas and open aspect to the rear. Comes unfurnished.

EPC band C. Council tax band E.

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ENTRANCE VESTIBULE

5'6 x 5'0 (1.68m x 1.52m)
Double glazed entrance door, frosted double glazed window, two radiators, wood effect flooring, ceiling coving.

DINING ROOM

14'2 x 13'11 (4.32m x 4.24m)
Double glazed window, stairs to first floor, wood effect flooring, feature cast iron stove with glass hearth, ceiling coving, two radiators, opening onto;



FITTED KITCHEN

10'10 x 7'5 (3.30m x 2.26m)
Fitted with wall and base mounted units with granite work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, fitted oven with four ring electric hob and extractor above, fitted fridge/freezer, fitted washing machine, fitted dishwasher, double glazed window, double glazed stable door to outside, wood effect flooring.

LIVING ROOM

14'1 x 11'7 (4.29m x 3.53m)
Double glazed sliding patio doors leading to conservatory, two radiators, fireplace with wooden mantel and tiled hearth, ceiling coving.



CONSERVATORY

13'8 x 10'10 (4.17m x 3.30m)
Double glazed windows to three sides, double glazed French doors leading to garden, glass roof.



UTILITY ROOM

7'8 x 7'6 (2.34m x 2.29m)
Accessed from the dining room and formerly part of the attached garage. With fitted units, radiator, work surface, cloaks hanging space and wood effect flooring.

FIRST FLOOR LANDING

Airing cupboard with wall mounted central heating boiler, ceiling coving.

BEDROOM ONE

13'2 x 10'8 (4.01m x 3.25m)
Two double glazed windows, radiator, wood effect flooring, built in storage cupboard, door to;



EN-SUITE

Walk in double shower cubicle, low level WC, vanity wash hand basin with cupboards beneath, double glazed window, wood effect flooring, tiled walls.



BEDROOM TWO

13'1 x 7'9 (3.99m x 2.36m)
Double glazed window, wood effect flooring, radiator, ceiling coving.



BEDROOM THREE

11'6 x 7'8 (3.51m x 2.34m)
(currently used as a dressing room), double glazed window, radiator, wood effect flooring.

BEDROOM FOUR

8'6 x 6'9 (2.59m x 2.06m)
Double glazed window, radiator, wood effect flooring, ceiling coving, access to roof void.

FAMILY BATHROOM

Walk in double shower cubicle, low level WC, vanity wash hand basin with work surface and cupboards beneath, double glazed window, heated towel rail, part tiled walls.



EXTERNALLY

To the front of the property there is ample driveway parking together with access via an up and over door to the external store formerly the garage.

The rear of the house offers an enclosed tiered garden including patio and seating areas, raised borders, timber shed and is not directly overlooked.

