



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.

A modern DETACHED family home situated within a popular development and OFFERED FOR SALE WITH NO ONWARD CHAIN. Presented to a high standard by the current owners, it comprises a hallway, WC, living room, sitting room/study, fitted dining kitchen, FOUR BEDROOMS, en-suite, and a family bathroom. Externally, there is driveway parking, a single garage, and a landscaped low-maintenance garden.

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

A modern DETACHED family home situated within a popular development and OFFERED FOR SALE WITH NO ONWARD CHAIN. Presented to a high standard by the current owners, it comprises a hallway, WC, living room, sitting room/study, fitted dining kitchen, FOUR BEDROOMS, en-suite, and a family bathroom. Externally, there is driveway parking, a single garage, and a landscaped low-maintenance garden.

HALLWAY

Composite door, built-in cupboard, radiator, under-stairs storage cupboard, Hive thermostat, and herringbone Amtico flooring.



LIVING ROOM

16'10 x 10'1 (5.13m x 3.07m)
UPVC double-glazed double doors, UPVC double-glazed window, and two radiators.



DINING KITCHEN

15'0 x 15'0 (4.57m x 4.57m)
UPVC double-glazed double doors, three UPVC double-glazed windows, a range of base and wall units with a granite worktop, kitchen island/breakfast bar, five-ring gas hob, integral oven and microwave, integral fridge-freezer, washing machine and dishwasher, integral wine cooler, radiator, and herringbone Amtico flooring.



DINING ROOM / STUDY

10'10 x 9'8 (3.30m x 2.95m)
Two UPVC double-glazed windows, radiator, and herringbone Amtico flooring.

WC

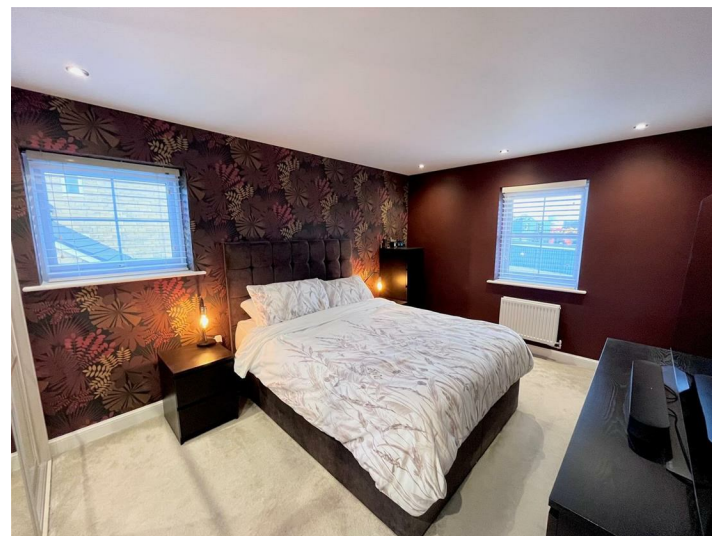
WC with a push flush, pedestal washbasin with mixer tap over, radiator, part-tiled walls, and herringbone Amtico flooring.

LANDING

UPVC double-glazed window and loft access.

BEDROOM ONE

10'1 x 13' (3.07m x 3.96m)
Two UPVC double-glazed windows, built-in wardrobe, and a radiator.



ENSUITE

6'8 x 3'10 (2.03m x 1.17m)
UPVC double-glazed window, walk-in shower cubicle with an electric shower fitment, WC with a push flush, pedestal washbasin with mixer tap over, radiator, part-tiled walls, and herringbone Amtico flooring.



BEDROOM TWO

8'7 x 12'11 (2.62m x 3.94m)
Two UPVC double-glazed windows, built-in wardrobe, and a radiator.



BEDROOM THREE

9'01 x 12'2 (2.77m x 3.71m)
UPVC double-glazed windows, built-in wardrobe, and a radiator.



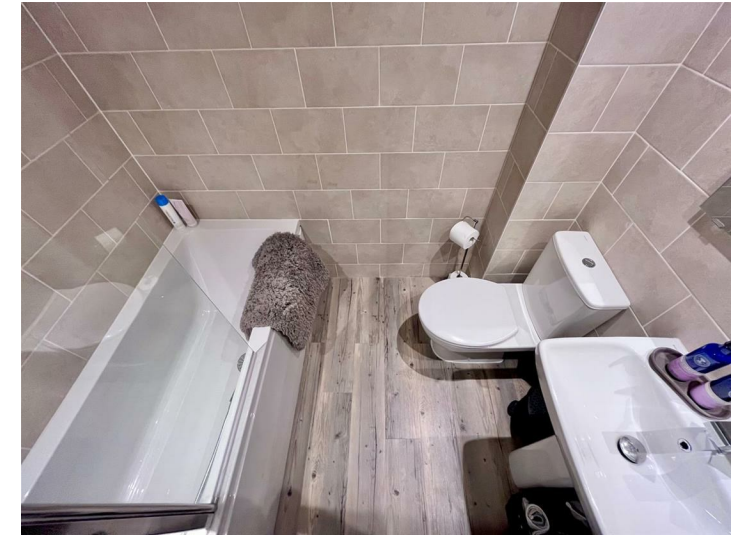
BEDROOM FOUR

7 x 7'5 (2.13m x 2.26m)
UPVC double-glazed window and a radiator.



BATHROOM

6'8 x 5'6 (2.03m x 1.68m)
Bath with a shower fitment over, WC with a push flush, pedestal washbasin with mixer tap over, radiator, part-tiled walls, and herringbone Amtico flooring.



EXTERIOR

To the front is a lawned forecourt, while to the rear is an enclosed garden with an artificial grass lawn, Indian stone patio, and outside lighting.



GARAGE

The property also offers a garage with light power, as well as off-road parking for two vehicles.

