



Located close to the centre of Buxton in a much sought-after location, this impressive **FOUR BEDROOMS DETACHED** home offers convenient access to Buxton's many amenities, transport links, and schools. Offered to the market with **NO VENDOR CHAIN**, it comprises an entrance hallway, large bay-fronted living room, dining room, spacious dining kitchen, utility room, ground floor WC, and access to the integral garage. The first floor boasts **FOUR DOUBLE BEDROOMS**, two of which have en-suites, along with a generously sized family bathroom. Externally, there is a block paved driveway to the front providing ample off road parking. While to the rear is a **SOUTH FACING** low-maintenance enclosed garden.

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Located close to the centre of Buxton in a much sought-after location, this impressive FOUR BEDROOMS DETACHED home offers convenient access to Buxton's many amenities, transport links, and schools. Offered to the market with NO VENDOR CHAIN, it comprises an entrance hallway, large bay-fronted living room, dining room, spacious dining kitchen, utility room, ground floor WC, and access to the integral garage. The first floor boasts FOUR DOUBLE BEDROOMS, two of which have ensuites, along with a generously sized family bathroom. Externally, there is a block paved driveway to the front providing ample off road parking. While to the rear is a SOUTH FACING low-maintenance enclosed garden.

#### HALLWAY

Timber entrance doors and double glazed window, radiator, built-in cupboard, access to the ground floor WC, and stairs to the first floor.

#### LIVING ROOM

13'5 x 15'5 (plus into bay) (4.09m x 4.70m (plus into bay))  
Timber framed double glazed bay window, two timber framed regular windows, gas fire, three radiators.



#### UTILITY ROOM

5'6 x 8'8 (1.68m x 2.64m)  
Composite external door, fitted wall and base units, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine and dryer, radiator, tiled flooring, and access to the integral garage.

#### INTEGRAL GARAGE

16'5 x 10'4 (5.00m x 3.15m)  
Electric up-and-over door, combi boiler, and light and power.

#### GROUND FLOOR WC

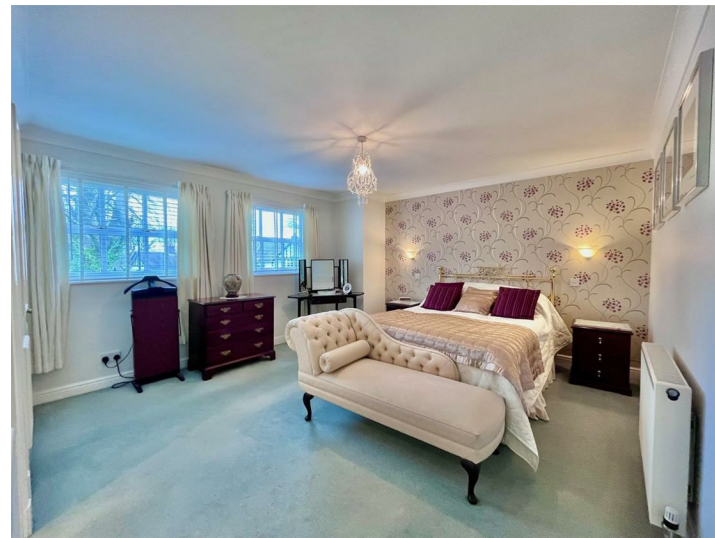
WC, pedestal washbasin, radiator, partially tiled walls, and wood effect flooring.

#### LANDING

Built in cupboard and loft access.

#### BEDROOM ONE

14'1 x 13'7 (4.29m x 4.14m )  
Two timber framed double glazed windows, two built in wardrobes, and a radiator.



#### EN-SUITE

Timber framed double glazed window, enclosed shower cubicle with a wall mounted fitment, WC, washbasin, radiator, tiled walls, and wood effect flooring.

#### BEDROOM TWO

18'1 x 10'1 (5.51m x 3.07m)  
Timber framed double glazed window, built in wardrobes, radiator, access to eaves storage space.



#### EN-SUITE

Timber framed double glazed windows, enclosed shower cubicle with a wall mounted fitment, WC, pedestal washbasin, radiator, tiled walls, and flooring.

#### BEDROOM THREE

9'7 x 12'3 (2.92m x 3.73m)  
Timber framed double glazed window, and a radiator.



#### BEDROOM FOUR

11'11 x 10'2 (3.63m x 3.10m)  
Timber framed double glazed window, and a radiator



#### BATHROOM

Timber framed double glazed window, enclosed corner shower cubicle with a wall mounted fitment, bath with a mixer tap over, pedestal washbasin, WC, ladder style radiator, and tiled walls and flooring.



#### EXTERIOR

To the front is a good sized block-paved driveway providing ample off road parking.

To the rear is an enclosed south facing low maintenance block paved garden featuring well maintained flower beds and a water feature.



#### NOTES

The property is believed to be freehold, subject to solicitor verification.  
Council Tax Band: G  
EPC Rating: TBC



#### DINING ROOM

15'1 x 12'3 (4.60m x 3.73m )  
Composite door and two UPVC double glazed windows, two radiators, and wooden flooring.



#### DINING KITCHEN

10'9 x 21'3 (3.28m x 6.48m )  
Two timber framed double glazed windows, fitted wall and base units with a wood effect worktop, four-ring NEFF electric hob with a stainless steel extractor fan over, integral NEFF oven and grill, ceramic sink and drainer with a mixer tap over, integral fridge and freezer, integral NEFF dishwasher, radiator, and tiled flooring.