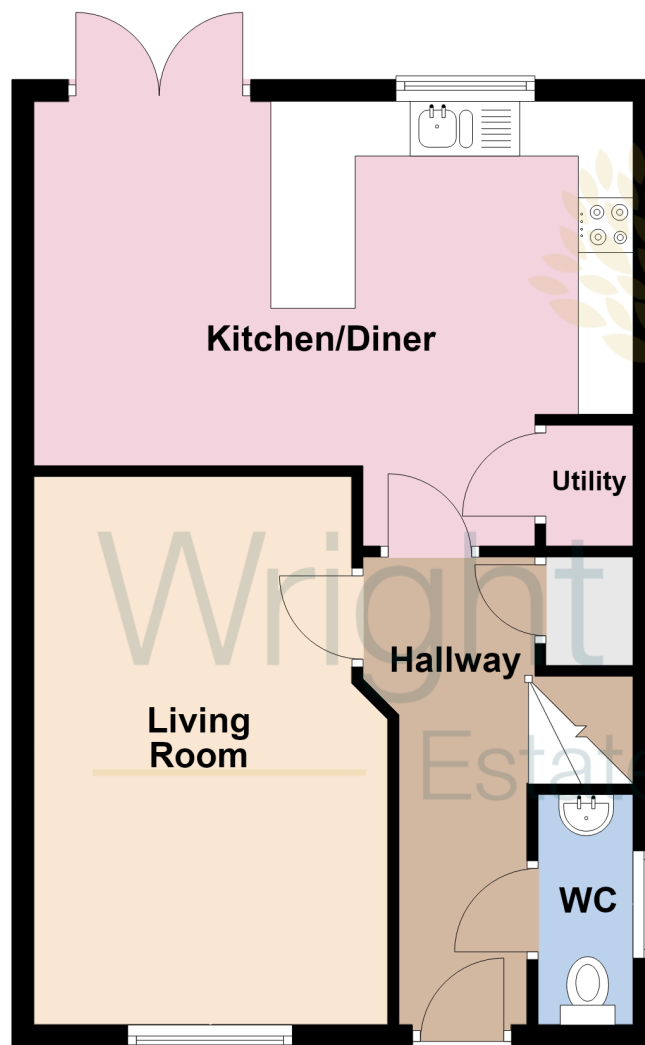
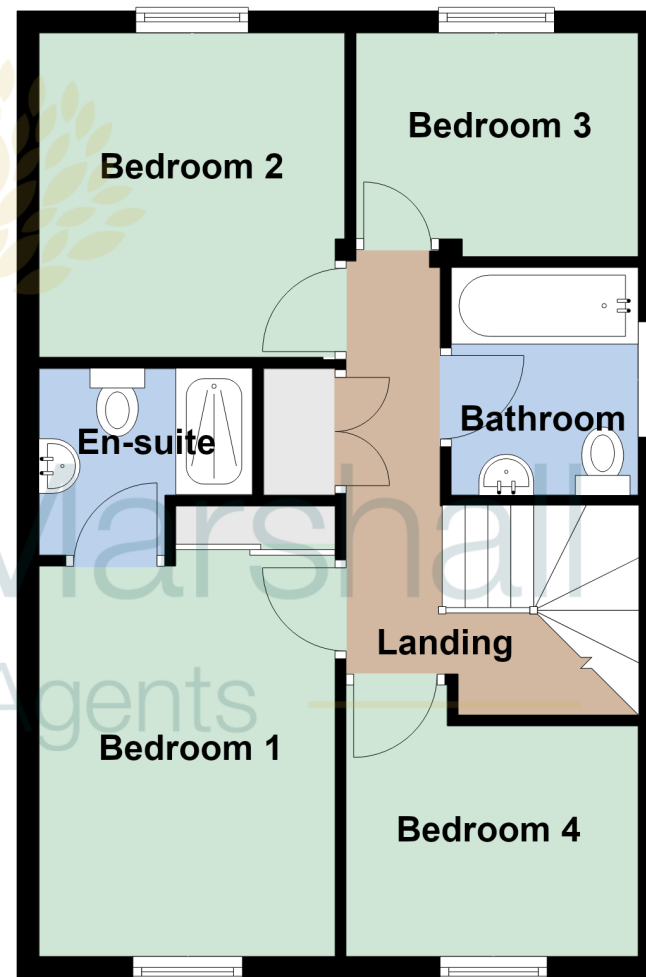


Ground Floor



First Floor



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

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.



Set within a popular modern development on the edge of Buxton, this WELL PRESENTED MODERN FOUR-BEDROOM DETACHED HOME comprises an entrance hallway, downstairs WC, spacious living room, and a contemporary dining kitchen with breakfast bar, integrated appliances and access to the rear garden. To the first floor are FOUR WELL PROPORTIONED BEDROOMS, including a principal bedroom with en suite shower room, together with a modern family bathroom. Externally, there is a lawned front garden and tarmac driveway providing AMPLE OFF ROAD PARKING and access to the garage, along with a further enclosed private rear garden with artificial grass lawn and patio area.

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Hallway

Composite door, built-in cupboard, radiator, Amtico flooring and stairs to the first floor.

Living Room

16'5 x 10'7
uPVC double-glazed windows, log burner and two radiators.

Dining Kitchen

13'4 x 17'11
uPVC double-glazed double doors and window, fitted wall and base units with a natural stone worktop and breakfast bar, AEG induction hob, integrated oven and grill, integrated fridge freezer, dishwasher and wine cooler, radiator, Amtico flooring and a built-in cupboard with plumbing for a washing machine.

WC

uPVC double-glazed window, WC with a push-flush, pedestal wash basin with a mixer tap over, radiator, part-tiled walls and Amtico flooring.

First Floor Landing

Built-in cupboard, radiator and loft access.

Bedroom One

11'11 x 8'11
uPVC double-glazed window, built-in wardrobe and radiator.

En-suite

6 x 6'5
Enclosed shower cubicle with a wall-mounted shower fitment over, WC with a push-flush, pedestal wash basin with a mixer tap over, radiator, part-tiled walls and tiled flooring.

Bedroom Two

9'9 x 9'2
uPVC double-glazed windows and radiator.

Bedroom Three

6'8 x 8'6
uPVC double-glazed windows and radiator.

Bedroom Four

8'2 x 8'9
uPVC double-glazed windows and radiator.

Bathroom

6'8 x 5'6
uPVC double-glazed window, bath with a wall-mounted shower fitment over, WC with a push-flush, pedestal wash basin with a mixer tap over, radiator, part-tiled walls and wood-effect flooring.

Exterior

To the front of the property is a lawned garden with a tarmac driveway leading down the side of the property, providing ample off-road parking and access to the garage. To the rear of the property is an enclosed garden featuring an artificial grass lawn and patio.

Garage

17'4 x 9'8
Up-and-over garage door, light and power.

