



Douglas Lodge, Wardlow

Buxton, Derbyshire, SK17 8RP

A covered porch with front door opens to a broad reception hall with fitted storage and a steps providing access to all accommodation. The dining kitchen features a range of solid oak units with worktops over incorporating sink and drainer, double oven, four burner hob with extractor over and space for a dishwasher and undercounter fridge/ freezer. From the kitchen there are lovely views across adjoining farm land. An opening leads to a dining room with access to the rear garden.

The main living space is split level reception area with sitting room and dining room. The dining room is located adjoining the kitchen with a dual aspect and views across farmland. Steps lead down to a sitting room with multi fuel stove and views across the garden and farmland.

A large inner hallway provides access to further accommodation. Bedroom one and bedroom two are spacious double bedrooms with front facing aspects and views across local countryside. Bedroom three is a small double bedroom with fitted wardrobes,



- A three bedroomed detached bungalow in the village of Wardlow
- Family bathroom and separate family shower room
- Two spacious reception rooms with multi- fuel stove
- Lovely garden laid to lawn
- Integral single garage and excellent driveway parking
- Utility room
- Spectacular views towards Eyam Edge
- Three double bedrooms
- Dining kitchen
- Backs onto farmland with Alpacas



vanity unit and rear aspect. The family bathroom features a suite consisting of a low flush WC pedestal wash basin, bidet and bath with shower over.

Accessed from the hallway a door leads to a lobby area opening to the integral single garage. A large loft space is accessed from the lobby with lighting and partly boarded out.

A family shower room and utility room are also accessed from the lobby. The family shower room is features a low flush WC, pedestal wash basin, shower enclosure and chrome heated towel rail. The utility room incorporates a butlers sink, unit storage, washing machine and further worktop space. A stable door leads to a covered porch and the rear garden.

Outside

To the front of the property is gated driveway parking for four cars, leading to a single integral garage with mezzanine storage area. The lovely front garden features lawn, deep floral borders and beech hedging. An elevated patio terrace provides access to the front door and superb space to sit out and enjoy the far-reaching views. To the rear of the property is an easily maintained patio with seating areas, wood store, raised beds and lovely views across local farmland.

Services

Gas central heating, septic tank, mains electricity

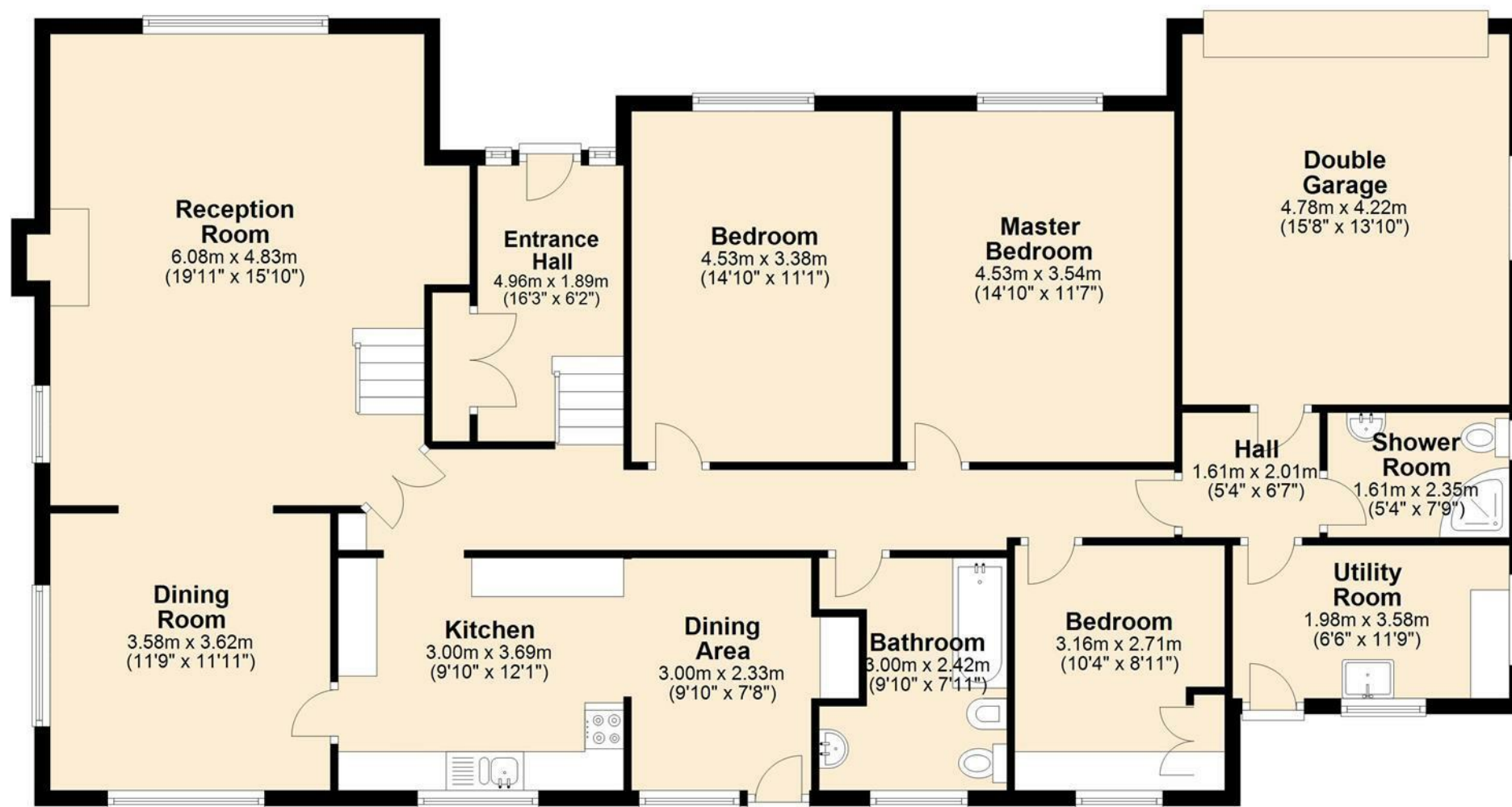






Ground Floor

Approx. 167.9 sq. metres (1807.4 sq. feet)



Total area: approx. 167.9 sq. metres (1807.4 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.