



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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FOUR BED DETACHED PROPERTY WITH GARAGE!! VIDEO TOUR AVAILABLE!! VIEWING HIGHLY RECOMMENDED!!

The living area provides a perfect space for relaxation or entertaining guests, while the adjoining kitchen is equipped to meet all your culinary needs. The three bedrooms are generously sized, offering plenty of room for personalisation and comfort.

The bathroom is thoughtfully designed, providing a serene space for unwinding after a long day. Outside, the property benefits from a manageable garden area, perfect for enjoying the fresh air or hosting summer gatherings.

Located in Buxton, known for its stunning scenery and rich history, this home is conveniently situated near local amenities, schools, and transport links, making it an ideal choice for those looking to enjoy the best of both town and countryside living.

VIEWING HIGHLY RECOMMENDED!!

Entrance Porch
Composite front door, UPVC windows, heated cloaks cupboard.

Entrance Hall
Parquet floor, under stairs cupboard.

Study (8ft 10in x 7ft 5in)
Fitted wardrobes, UPVC window, double radiator.

Separate W/C
Low flush W/C, wash hand basin, double radiator, UPVC window.

Open Plan Kitchen/Diner (20ft 4in x 12ft 1in opening to sunroom)
Floor units and worktops, wall cupboards, inset sink unit, integrated fridge and microwave, plumbing for dish washer, UPVC window, extractor fan, double radiator, stainless steel extractor hood.

Sunroom (18ft 8in x 5ft 8in)
2 UPVC windows, UPVC sliding patio doors to rear garden, radiator, opening to lounge.

Lounge (17ft x 10ft 10in)
Inset living flame gas fire, UPVC window, double radiator.

Utility
Plumbing for washing machine, Door to rear.

Landing
UPVC window, double radiator, double linen cupboard.

Bedroom (12t 10in x 9ft)
UPVC window, radiator, fitted wardrobes.

Bedroom (11ft 3in x 8ft)
UPVC window, radiator, fitted wardrobes.

Bathroom
Tiled Paneled bath with electric shower unit and screen, pedestal wash basin, low flush wc, 2 UPVC windows, central heated towel radiator.

Bedroom (17ft 1in x 11ft)
2 UPVC windows, double radiator, fitted wardrobes along 1 wall.

Outside
Excellent rear garden laid to paved patio area, lawn and ornamental pond.

Detached Garage (20ft x 12ft 4in)
Electric light and power with up and over door.