



**NO ONWARD CHAIN** - Situated within a quiet cul-de-sac off Green Lane, this impressive detached family home offers ample living space in a sought-after location close to the centre of Buxton.

Internally, the property comprises a welcoming entrance hallway, large living room, dining room, spacious kitchen, ground floor WC, FIVE BEDROOMS, ensuite, and family bathroom. Externally, the property boasts gardens to both the front and rear elevations, ample off-road parking, and a double garage.

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### ENTRANCE HALLWAY

Timber door, UPVC double-glazed window, radiator, and stairs to the first floor.



### LIVING ROOM

22'10 x 12'4 (6.96m x 3.76m)  
UPVC double-glazed windows, UPVC double-glazed double sliding doors giving access to the garden, gas fire, two radiators, and double doors leading to the dining room.

### DINING ROOM

16 x 10'8 (4.88m x 3.25m)  
Three UPVC double-glazed windows and a radiator.



### KITCHEN

13'7 x 10'8 (4.14m x 3.25m)  
UPVC double-glazed window and a range of fitted units at the base and wall level, stainless steel sink and drainer with a

mixer tap over, integral oven, grill, and microwave. Four-ring electric hob, integral fridge-freezer, integral dishwasher, radiator, and tiled flooring.

### REAR PORCH

UPVC double-glazed window, UPVC door leading to the garden, plumbing for a washing machine, and tiled floor.

### BEDROOM FIVE/ STUDY

8'10 x 9'6 (2.69m x 2.90m)  
UPVC double-glazed window and a radiator.

### WC

UPVC double-glazed window, WC with wash basin, tiled walls, and tile-effect flooring.

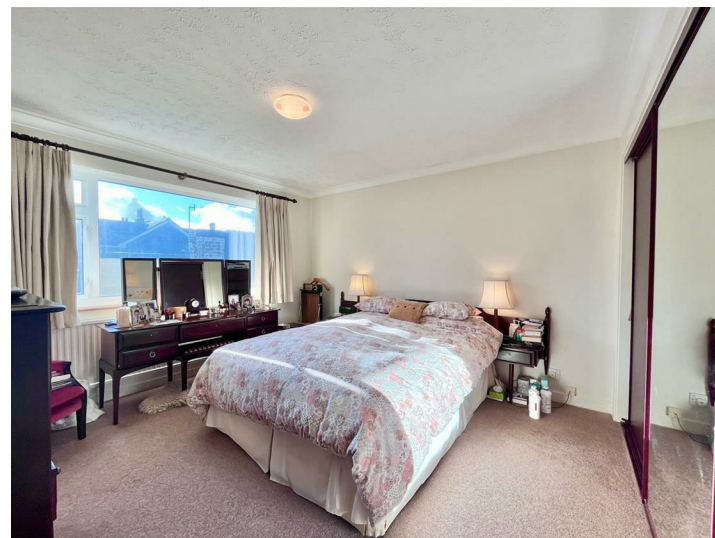
### FIRST FLOOR LANDING

UPVC double-glazed window, radiator, and a cupboard housing the boiler.



### BEDROOM ONE

11'9 x 12'4 (maximum) (3.58m x 3.76m (maximum))  
UPVC double-glazed window, built-in wardrobes with sliding doors, and a radiator.



### ENSUITE

7'2 x 4'11 (2.18m x 1.50m)  
UPVC Double-Glazed window, shower cubicle with a chrome shower fitment, WC, pedestal wash basin, towel heater, and tiled walls.

### BEDROOM TWO

10'5 x 9'8 (3.18m x 2.95m)  
UPVC double-glazed window, radiator, and a built-in wardrobe.



### BEDROOM THREE

9'8 x 10'6 (2.95m x 3.20m )  
UPVC double-glazed window, radiator, and a built-in wardrobe.



### BEDROOM FOUR

8'7 x 12'4 (2.62m x 3.76m )  
UPVC double-glazed window, radiator, and a built-in wardrobe.



### BATHROOM

7'2 x 7'1 (2.18m x 2.16m)  
UPVC double-glazed window, bath with a chrome mixer tap over, pedestal wash basin, WC with a push flush, ladder-style radiator, tiled walls, and wood-effect flooring.



### EXTERIOR

To the front of the property is a lawned garden with a tarmac driveway providing ample off-road parking and access to the double garage. To the rear is an enclosed lawned garden with established hedgerows, trees, and flower beds, as well as a patio seating area, and space for a garden shed.

### DOUBLE GARAGE

16'9 x 16'9 (5.11m x 5.11m)  
An electric up-and-over door, timber door to the rear, and light and power.

### NOTES

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