



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Located in a sought-after area of Buxton, this 1920s detached family home offers ample living space comprising a porch, entrance hallway, WC, and FOUR reception rooms, including a living room, garden room, office, and a spacious dining room, as well as a good-sized dining kitchen. The first floor features FOUR DOUBLE BEDROOMS, a bathroom, a separate WC, and a useful store room.

The property also boasts original stained glass windows, an integral garage, off-road parking for multiple vehicles, and well-maintained mature gardens on all sides.

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#### ENTRANCE PORCH

Timber frosted glazed entrance door to the front, leaded glazed window to the side, frosted and stained glass leaded windows to the entrance hall, and Quarry tiled floor.

#### ENTRANCE HALL

Ceiling coving, picture rail, telephone point, double radiator with decorative cover, wooden flooring, and stairs to the first floor.

#### WC

Double glazed leaded window to the front, pedestal washbasin with tiled splashbacks, low-level WC, and Karndean flooring.

#### LIVING ROOM

19'11 x 12'4 (6.07m x 3.76m)

Leaded stained glass bay window to the side, a recessed area with a stone fireplace and hearth, and a multi-fuel stove with an inset beam. Ceiling coving, picture rail, two double radiators, six wall light points, and glazed double doors to the Garden Room.



#### GARDEN ROOM

13'2 x 10'1 (4.01m x 3.07m)

Leaded double glazed double doors to the side to the rear garden, leaded double glazed windows to three sides overlooking the garden, two double radiators, and Karndean flooring.



#### DINING ROOM

14'9 x 12'10 (4.50m x 3.91m)

A stained glass leaded bay window to the front, stained and frosted glass leaded window to the side, two wall light points, double radiator with decorative cover, and wooden flooring.



#### DINING KITCHEN

20'4 x 12'10 (6.20m x 3.91m)

Two double glazed windows to the rear, a range of fitted base and wall-mounted units with wooden work surfaces, a 1 1/2 bowl stainless steel sink unit with a mixer tap and wooden drainer. Breakfast bar, integrated refrigerator, integrated dishwasher, space for a gas cooker point (Rangemaster cooker available by separate negotiation), and extractor fan. Picture rail, ceiling coving, double radiator, and split level with part wooden and part Karndean flooring.



#### PANTRY

Built-in cupboards, alarm control panel, and Karndean flooring.

#### SIDE HALL

uPVC double glazed door to the rear and leaded glazed door to the front, double glazed Velux window, double radiator, Karndean flooring, door giving access to the garage, and stairs to the first-floor study/playroom.

#### UTILITY ROOM

6'3 x 13'10 (1.91m x 4.22m)

uPVC double glazed window to the rear, a range of base and wall-mounted cupboards and work surfaces incorporating a stainless steel single drainer sink unit with a mixer tap, double radiator, plumbing for a washing machine, space for a tumble dryer, and ladder access to the loft room above.

#### LOFT ROOM

6'3 x 13'10 (1.91m x 4.22m)

Accessed from the Utility Room. With a pitched roof, skylight window, and fully boarded.

#### HALF LANDING

Leaded and original stained glass window to the side, picture rail, and stairs to a large landing.

#### BATHROOM

9'1 x 6'7 (2.77m x 2.01m)

Double glazed leaded window with a tiled sill, panel bath with a shower screen and Mira shower over fitted, pedestal washbasin, heated towel rail, loft access, wall-mounted heater, part-tiled walls, and a loft ladder to the fully boarded loft area.



#### SEPARATE WC

uPVC double glazed frosted window with a tiled sill, low-level WC, Vaillant boiler, and part-tiled walls.

#### LANDING

Picture rail and double radiator.

#### BEDROOM ONE

14'9 x 12'10 (4.50m x 3.91m)

Stained glass leaded bay window to the front, stained glass leaded window to the side, picture rail, and a double radiator.



#### EN SUITE SHOWER ROOM

6'11 x 6'9 (2.11m x 2.06m)

Double glazed leaded window to the front with a tiled sill, a shower cubicle with Mira shower fitment, vanity washbasin with a cupboard under, low-level WC, heated towel rail, and part-tiled walls.

#### BEDROOM TWO

12'5 x 12'5 (3.78m x 3.78m)

Leaded double glazed windows to the front and side, picture rail, double radiator, and a wall light point.



#### BEDROOM THREE

11'9 x 12'5 (3.58m x 3.78m)

Leaded double glazed windows to the side and rear, picture rail, and double radiator.

#### BEDROOM FOUR

9'3 x 9'9 (2.82m x 2.97m)

Leaded double glazed window to the rear, picture rail, wall light point, and a double radiator.

#### STORE ROOM

7' x 6'10 (2.13m x 2.08m)

#### OFFICE

17'2 x 13'9 (5.23m x 4.19m)

Accessed from the side hall on the ground floor. With a pitched roof, skylight window, and leaded double glazed porthole window to the front, two double radiators, and Karndean flooring.



#### EXTERIOR

The property is set within a substantial-sized plot with gardens at the front, side, and rear. These gardens comprise patio areas, well-presented lawns with established flower beds, rockeries, and an array of mature trees and shrubs. The rear garden adjoins playing fields, providing scenic views towards Grinlow Woods in the distance. At the front, a driveway offers convenient off-road parking for multiple vehicles.

#### GARAGE

17'2 x 13'9 ( maximum) (5.23m x 4.19m ( maximum))

Up and over garage door to the front, frosted leaded window to the side, light and power, door leading to the house, and external lighting.

#### NOTES

Tenure - Freehold (subject to solicitor verification)

Council Tax Band - F

EPC Rating - D