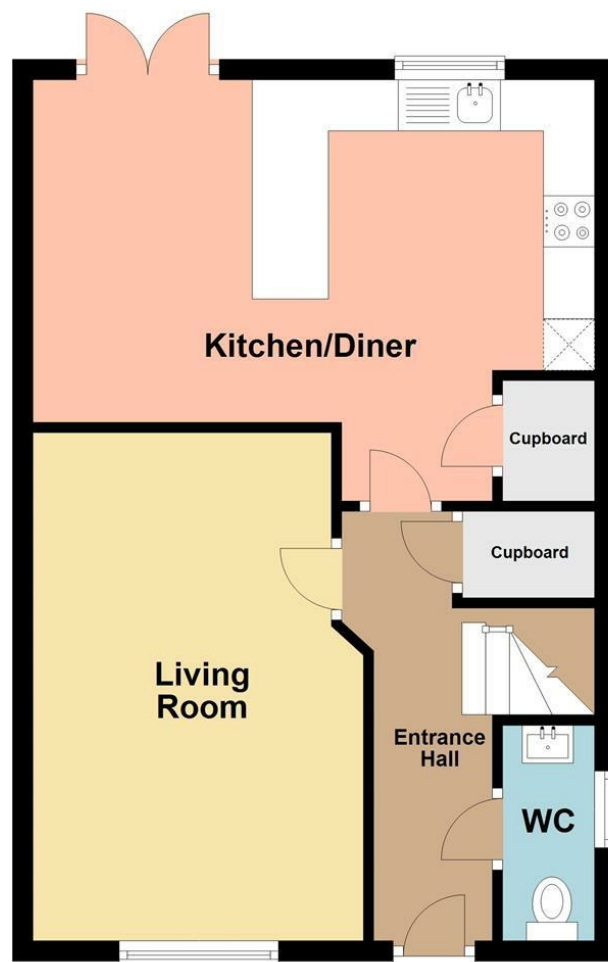
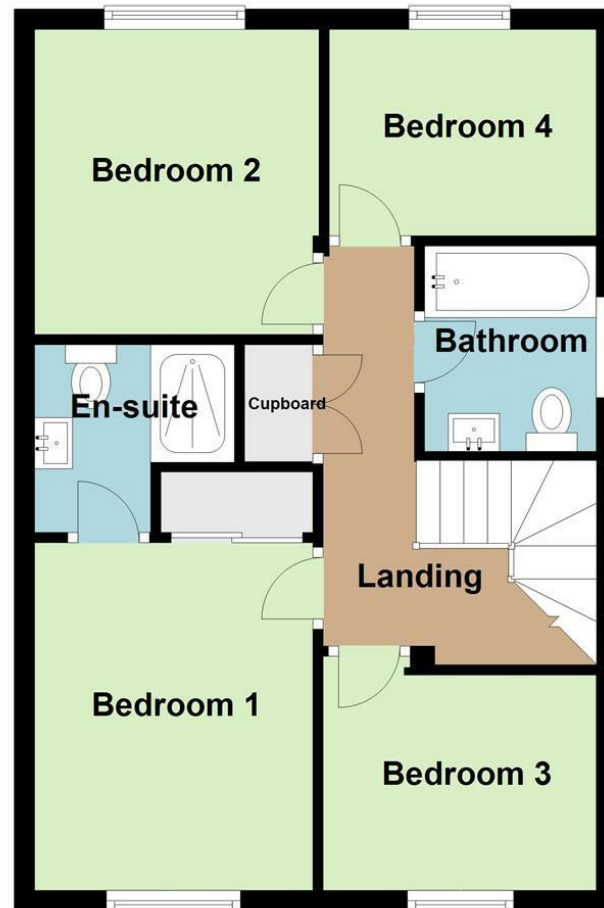


Ground Floor



First Floor



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.

Contemporary DETACHED family home situated within a popular development and presented to a high standard by the current owners, it comprises a hallway, WC, living room, open plan dining kitchen, FOUR BEDROOMS, en-suite, and a family bathroom. Externally, there is driveway parking, a single GARAGE, and a landscaped garden.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
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HALLWAY

Composite door, radiator, under stairs storage cupboard, wood-effect flooring, and stairs to the first floor.

LIVING ROOM

16'4 x 10'7 (4.98m x 3.23m)
UPVC double glazed window, and two radiators.



KITCHEN DINER

13'6 x 18 (4.11m x 5.49m)
UPVC double glazed double doors and window, fitted base and wall units, breakfast bar, four-ring gas hob and oven with an extractor fan over, plumbing for dishwasher, radiator, built in cupboard with plumbing for a washing machine, and wood effect flooring.



WC

UPVC double glazed window, WC with a push flush, pedestal washbasin with a mixer tap, radiator, partially tiled walls, and wood effect flooring.



LANDING

Built in cupboard, and loft access.

BEDROOM ONE

11'6 x 8'11 (3.51m x 2.72m)
UPVC double glazed window, radiator, and a built in wardrobe with sliding doors.



ENSUITE

6 x 6'5 (max) (1.83m x 1.96m (max))
Enclosed shower cubicle with an electric shower fitment, WC with a push flush, pedestal washbasin with mixer tap over, radiator, partially tiled walls, and wood effect floor.



BEDROOM TWO

9'9 x 9'2 (2.97m x 2.79m)
UPVC double glazed window, and a radiator.



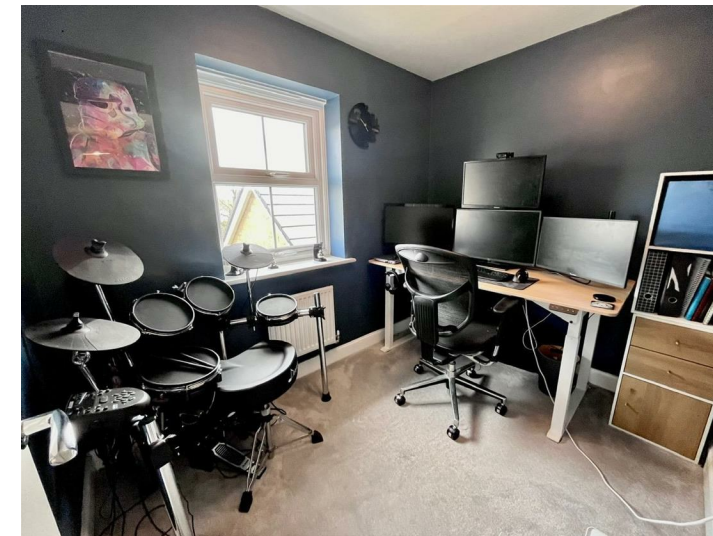
BEDROOM THREE

6'11 x 8'9 (2.11m x 2.67m)
UPVC double glazed window, and a radiator.



BEDROOM FOUR

6'8 x 8'6 (2.03m x 2.59m)
UPVC double glazed window, and a radiator.



BATHROOM

6'7 x 5'6 (2.01m x 1.68m)
UPVC double glazed window, bath with a wall mounted shower fitment over, WC with a push flush, pedestal washbasin with mixer tap over, radiator, partially tiled walls, and wood effect floor.



EXTERIOR

The property offers a tarmac driveway to the side and an enclosed garden to the rear featuring a lawn, and an Indian stone patio.



NOTES

Tenure: Freehold (subject to solicitor verification)
Council Tax Band: E
EPC Rating : B

