



MISREPRESENTATION ACT 1967.

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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.

Offered to the market with NO VENDOR CHAIN, this well presented FOUR BEDROOM DETACHED home offers spacious accommodation comprising an entrance hallway, living room with French doors leading to the garden, contemporary kitchen, separate dining room, ground floor WC, and an integral garage completing the ground floor. The first floor offers four well proportioned bedrooms, the main bedroom with an en-suite shower room, as well as a family bathroom. Externally, the property provides ample off road parking and a good sized enclosed rear garden. Constructed in 2021, the property benefits from a full 10 year builder's guarantee from the date of construction.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | | www.wrightmarshall.co.uk

This well presented FOUR BEDROOM DETACHED home offers spacious accommodation comprising an entrance hallway, living room with French doors leading to the garden, contemporary kitchen, separate dining room, GROUND FLOOR WC, and an INTEGRAL GARAGE completing the ground floor. The first floor offers four well proportioned bedrooms, the main bedroom with an en-suite shower room, as well as a family bathroom. Externally, the property provides ample off road parking and a good sized enclosed rear garden. Offered to the market with NO VENDOR CHAIN. Constructed in 2021, the property benefits from a full 10 year builder's guarantee from the date of construction.

HALLWAY

Composite door, radiator, access to the integral garage, and stairs to the first floor.

LIVING ROOM

15'5 x 11'4 (4.70m x 3.45m)

UPVC double glazed double doors, and a radiator.



DINING ROOM

9'3 x 8'8 (2.82m x 2.64m)

UPVC double glazed window, radiator, and an under stairs storage cupboard.



KITCHEN

13'11 x 9'8 (4.24m x 2.95m)

UPVC door and two double glazed windows, a range of fitted shaker style wall and base units with a wood effect worktop over, four-ring gas hob, integral oven, stainless steel sink and drainer with a mixer tap over, integral appliances including fridge freezer, dishwasher, and washing machine, radiator, and wood effect flooring.



WC

WC with a push flush, pedestal wash basin with a mixer tap over, radiator, and wood effect flooring.

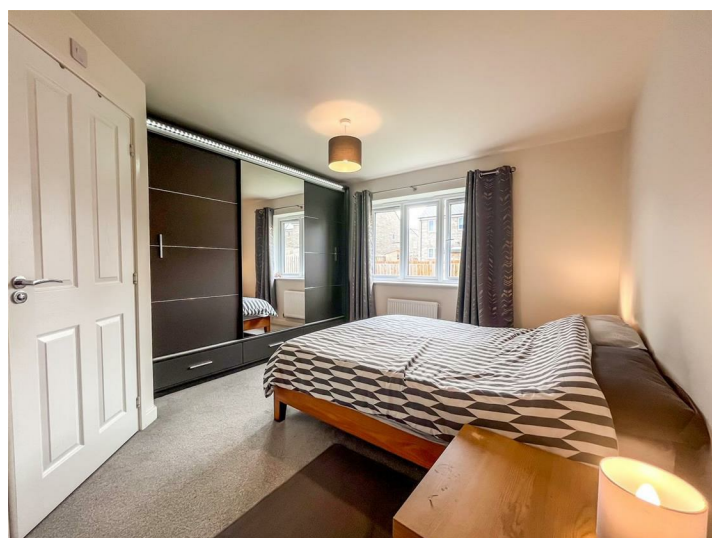
FIRST FLOOR LANDING

Built in cupboard, radiator, and loft access.

BEDROOM ONE

14 x 11'11 (max) (4.27m x 3.63m (max))

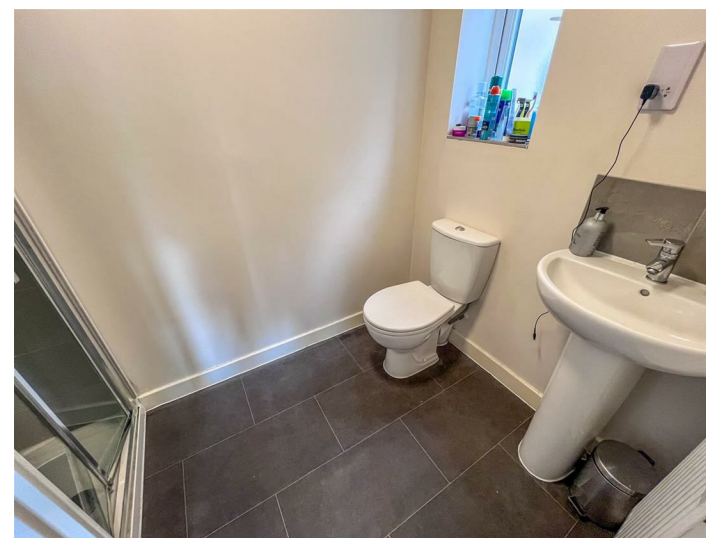
UPVC double glazed window, and a radiator.



EN-SUITE

5'6 x 7'11 (max) (1.68m x 2.41m (max))

UPVC double glazed window, enclosed shower cubicle with a wall mounted shower fitment, WC with a push flush, pedestal wash basin with a mixer tap over, radiator, part tiled walls, and tiled flooring.



BEDROOM TWO

14 x 9 (4.27m x 2.74m)

UPVC double glazed window, and a radiator.

BEDROOM THREE

9'3 x 12 (max) (2.82m x 3.66m (max))

UPVC double glazed window, and a radiator.



BEDROOM FOUR

7'3 x 9 (2.21m x 2.74m)

UPVC double glazed window, and a radiator.



BATHROOM

6'7 x 7'11 (2.01m x 2.41m)

UPVC double glazed window, bath with an electric shower fitment over, WC with a push flush, pedestal wash basin with a mixer tap over, built in cupboard, radiator, part-tiled walls, and tiled flooring.



EXTERIOR

To the front elevation is a tarmac driveway providing useful off-road parking. To the rear is an enclosed lawned garden.



INTEGRAL GARAGE

16'11 x 8'8 (5.16m x 2.64m)

Up and over garage door, and light and power.

NOTES

Tenure: Freehold (subject to solicitor verification)

Council Tax Band: E

EPC Rating: B