# **Ground Floor**



# First Floor



#### MISREPRESENTATION ACT 1967.

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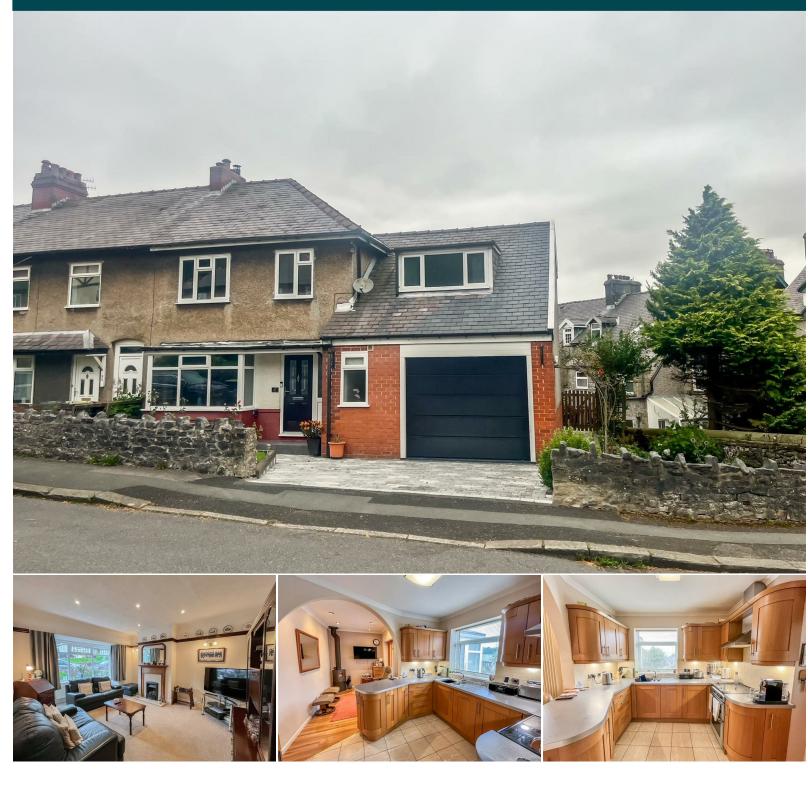
- 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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- 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.







# 37 HOLMFIELD, BUXTON SK17 9DF £332,500



This FOUR BEDROOM end of terrace home, situated in a popular location, has been extended to offer flexible and spacious living throughout. The ground floor features an entrance hall, living room, kitchen diner, conservatory, and shower room. Upstairs, the extension provides a large main bedroom, two further double bedrooms, a fourth bedroom/study, and a modern family bathroom. Outside, there is ample OFF ROAD PARKING to the front, access to the integral GARAGE, and a private, mature garden to the rear.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW T. 01298 23038 | | www.wrightmarshall.co.uk This FOUR BEDROOM end of terrace home, situated in a **CONSERVATORY** popular location, has been extended to offer flexible and 9'3 x 7'2 (2.82m x 2.18m) spacious living throughout. The ground floor features an uPVC door and double glazed windows, two Velux windows, entrance hall, living room, kitchen diner, conservatory, and shower room. Upstairs, the extension provides a large main bedroom, two further double bedrooms, a fourth bedroom/study, and a modern family bathroom. Outside, there is ample OFF ROAD PARKING to the front, access to the integral GARAGE, and a private, mature garden to the

# **HALLWAY**

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

# **LIVING ROOM**

16'2 x 11'11 (into bay) (4.93m x 3.63m (into bay)) uPVC double-glazed bay window, gas fire, and a radiator.



#### KITCHEN DINER

10'5 x 18'3 (max) (3.18m x 5.56m (max) )

uPVC double glazed window, a range of fitted base and wall units, space for a cooker, NEFF stainless steel extractor fan, 1.5 bowl stainless steel sink and drainer with mixer tap, integral fridge, integral dishwasher, vertical radiator, wood burner in the dining area, and part tiled, part wood effect flooring.



radiator, and wood effect flooring.



#### **UTILITY ROOM**

uPVC double door and double glazed window, plumbing for a washing machine, tiled flooring, and access to the integral

# **SHOWER ROOM**

6'6 x 4'5 (1.98m x 1.35m)

uPVC double glazed window, corner shower cubicle with wall mounted shower, WC with push flush, wash basin with mixer tap, ladder style radiator, and tiled walls.



#### **INTEGRAL GARAGE**

17'3 x 10'1 (5.26m x 3.07m)

Up and over garage door, uPVC double glazed window, and light and power.

#### **FIRST FLOOR LANDING**

Loft access with drop down ladder.

# **BEDROOM ONE**

13'4 x 15'2 (4.06m x 4.62m)

Two uPVC double glazed windows, two radiators, and access to eaves storage.



## **BEDROOM TWO**

uPVC double glazed window and radiator.



### **BEDROOM THREE**

9'11 x 10'7 (3.02m x 3.23m) uPVC double glazed window and radiator.



#### **BEDROOM FOUR**

6'7 x 7'2 (2.01m x 2.18m)

uPVC double glazed window, fitted wardrobe, and radiator.



10'10 x 10'7 (3.30m x 3.23m)



**BATHROOM** 

6'7 x 7'2 (2.01m x 2.18m)

The front of the property offers off road parking and access to the integral garage, while the rear features an low maintenance garden featuring a patio and lawn. Exterior

uPVC double glazed window, bath with wall mounted shower,

wash basin with mixer tap, WC with push flush, ladder style

radiator, built in cupboard, and tiled flooring.



#### **NOTES**

Tenure: Freehold Council Tax Band: C EPC Rating: C