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Plan produced using PlanUp.

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Wright Marshall
Estate Agents

24 ST PETERS ROAD, BUXTON SK17 7DX

£485,000



This well-presented period property, dating back to circa 1904, enjoys superb views over Buxton to the rear. The property comprises a welcoming entrance vestibule, a spacious lounge, a dining room, and a fitted kitchen with a utility room. Upstairs, there are **THREE SPACIOUS BEDROOMS**, including a main bedroom with an en-suite, and a large family bathroom featuring a freestanding claw foot bath. Externally, the property offers a driveway with off-road parking and lawned gardens, providing an ideal space to enjoy the surrounding views.

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ENTRANCE VESTIBULE

Timber for door with a feature stain glass window , radiator, tiled flooring, picture rail, and door leading to:

INNER HALLWAY

Stairs to the first floor with ornate balustrade and wooden flooring.

LIVING ROOM

17'8 x 15'8 (5.38m x 4.78m)
Double-glazed bay window, two further double-glazed windows, inglenook fireplace with exposed beamwork, fire surround with inset cast-iron open fire, exposed ceiling beams, two radiators, and picture rail.



DINING ROOM

11'8 x 10'1 (3.56m x 3.07m)
Double-glazed window, inset cast-iron stove with open brick surround, exposed beam archway leading to the kitchen, door to cellar, and door to utility room.



DINING KITCHEN

12 x 12'2 (3.66m x 3.71m)
Fitted with a range of wall and base-mounted units with wooden work surfaces over and tiled splashbacks, central island unit with granite work surface incorporating single drainer sink unit, gas cooker with extractor hood above, fitted fridge, fitted microwave, integrated dishwasher, glass-fronted display units, and double-glazed French doors set within a bay, opening onto the garden.



UTILITY ROOM

10 x 5'8 (3.05m x 1.73m)
Base-mounted unit with work surfaces over, single drainer sink unit with mixer tap, fridge freezer, plumbing for a washing machine & dryer, two double-glazed windows with views across Buxton, and door to outside.



FIRST FLOOR LANDING

With radiator and stairs to the second floor.

BEDROOM ONE

14'2 x 15'10 (4.32m x 4.83m)
Double-glazed bay window, fireplace with tiled inserts and open fire, picture rail, radiator, and door leading to:



EN-SUITE

5'8 x 9'10 (1.73m x 3.00m)
Double walk-in shower cubicle with drencher-style shower fittings and hand-held shower fittings, wash hand basin, enclosed cistern WC, frosted double-glazed window, mermaid boarding, built-in storage cupboard, and heated towel rail.



BEDROOM TWO

11'11 x 12'2 (3.63m x 3.71m)
Double-glazed bay window to rear offering superb views across Buxton, radiator.



BATHROOM

11'11 x 10'2 (3.63m x 3.10m)
A spacious bathroom benefiting from underfloor heating, a freestanding clawfoot bath with hand-held shower fittings, a vanity wash hand basin, a shower cubicle with shower fittings, a low-level WC, a cast-iron fireplace, a double-glazed window, an airing cupboard housing the hot water cylinder and wall-mounted central heating boiler, and a further built-in storage cupboard.



SECOND FLOOR HALF LANDING

Velux window, Radiator and ceiling downlighter.

BEDROOM THREE

21 x 14'7 (max) (6.40m x 4.45m (max))
Double-glazed window, double-glazed triple velux window, radiator, and loft with drop-down ladder.



LOWER GROUND FLOOR - CELLAR

17'5 x 15'5 (5.31m x 4.70m)
Offering good head height, two double-glazed windows, door to front, and meters (note: this space could be converted to create additional separate accommodation if required).

EXTERNALLY

To the front of the property, there is an extensive landscaped garden with interspersed walkways and a driveway providing off-road parking, together with a lawned garden and patio areas. Access to the side of the property leads to the rear, which has a spacious patio leading to a garden laid to lawn with shrubs and flower borders. There is a split-level shed with a greenhouse area and steps down to a further gravelled area, all of which enjoy superb views across Buxton and surrounding areas.



NOTES

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

