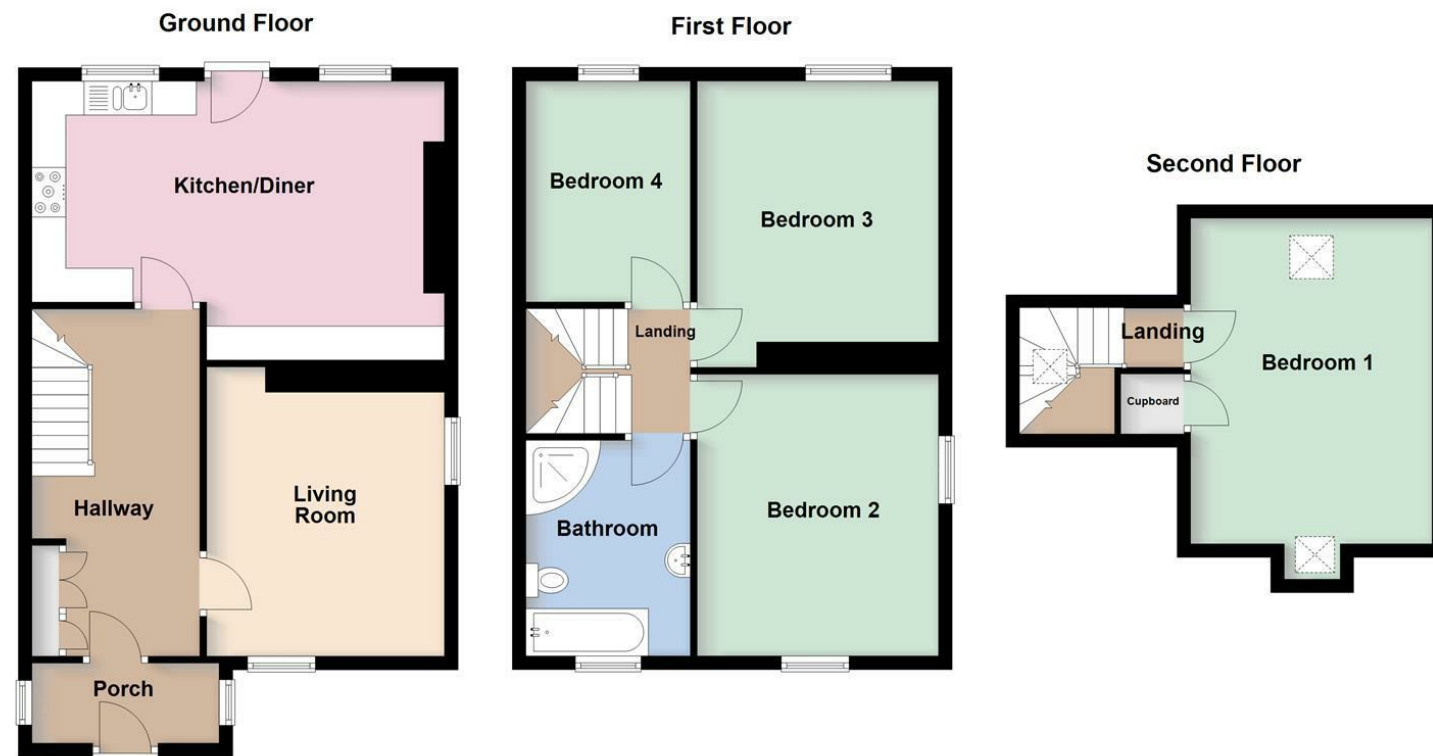




All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



**NO ONWARD CHAIN** - This **FOUR BEDROOM FAMILY HOME** offers well-presented accommodation over **THREE FLOORS**, with **OFF-ROAD PARKING** to the front and an enclosed courtyard garden to the rear. The ground floor includes a porch, entrance hall, living room, and a spacious kitchen diner. The first floor offers three good-sized bedrooms and a modern family bathroom with a bath and separate shower. The top floor features a large principal bedroom. Externally, the property offers off-road parking for one vehicle to the front and an enclosed, low-maintenance courtyard garden to the rear.

**8 The Quadrant, Buxton, Derbyshire, SK17 6AW**  
**T. 01298 23038 | | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)**

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MISREPRESENTATION ACT 1967.

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NO ONWARD CHAIN - This FOUR BEDROOM FAMILY HOME offers well-presented accommodation over THREE FLOORS, with OFF-ROAD PARKING to the front and an enclosed courtyard garden to the rear. The ground floor includes a porch, entrance hall, living room, and a spacious kitchen diner. The first floor offers three good-sized bedrooms and a modern family bathroom with a bath and separate shower. The top floor features a large principal bedroom. Externally, the property offers off-road parking for one vehicle to the front and an enclosed, low-maintenance courtyard garden to the rear.

**PORCH**

uPVC door and two double glazed windows, two radiators, and wood-effect flooring.

**HALLWAY**

Built-in cupboards, radiator, oak flooring, under-stairs cupboard, and stairs to the first floor.



**LIVING ROOM**

14 x 11'7 (4.27m x 3.53m)  
Two uPVC double glazed windows, gas fire, two radiators, and oak flooring.



**KITCHEN DINER**

13 x 20 (3.96m x 6.10m)  
uPVC door and two double glazed windows, fitted base and

wall units with a wood-effect worktop over, space for a range cooker, stainless steel 1.5 bowl sink and drainer with mixer tap over, plumbing for a washing machine and dryer, radiator, and oak flooring.



**FIRST FLOOR LANDING**

Stairs to the second floor.

**BEDROOM TWO**

12'9 x 11'8 (3.89m x 3.56m)  
Two uPVC double glazed windows, two radiators, and wood-effect flooring.



**BEDROOM THREE**

42'7" x 36'1"26'2" (13 x 11'8)  
uPVC double glazed window, radiator, fitted wardrobes, and wood-effect flooring.



**BEDROOM FOUR**

10'5 x 7'10 (3.18m x 2.39m)  
uPVC double glazed window, radiator, and wood-effect flooring.



**BATHROOM**

10'5 x 7'3 (3.18m x 2.21m)  
uPVC double glazed window, bath with mixer tap over, enclosed corner shower cubicle with wall-mounted shower, wash basin with mixer tap over, WC with push flush, vertical radiator, ladder-style towel heater, tiled walls, and wood-effect flooring.



**SECOND FLOOR**

Double glazed Velux window.

**BEDROOM ONE**

15'9 x 11'4 (4.80m x 3.45m)  
Two double glazed Velux windows, two radiators, built-in cupboards, and access to eaves storage space.



**EXTERIOR**

Parking to the front and enclosed courtyard garden to the rear.

**NOTES**

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