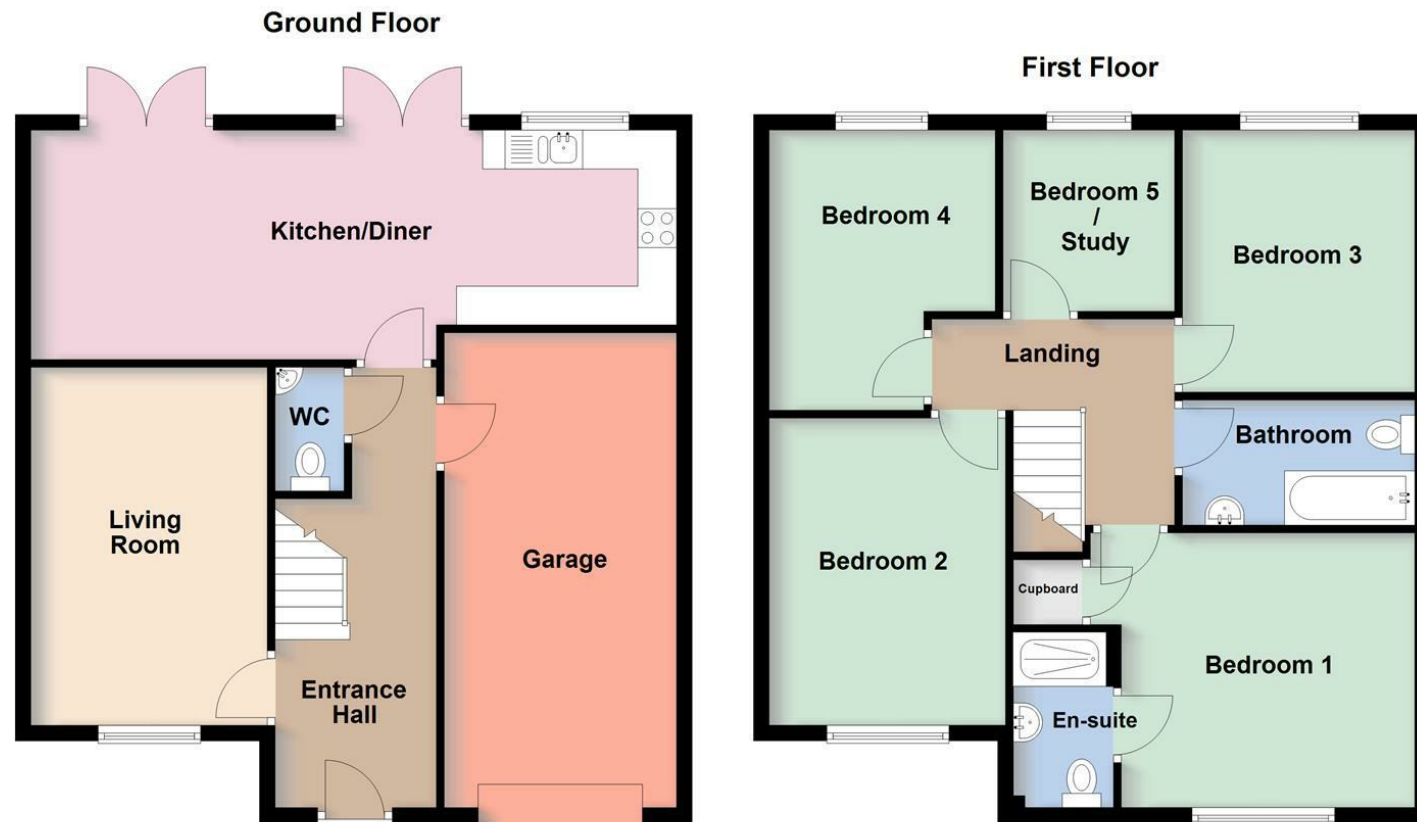




Wright Marshall  
Estate Agents

54 CURLEW AVENUE, BUXTON SK17 9UN

£399,999



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.



Situated in a quiet cul-de-sac on the outskirts of Buxton, this spacious and well-presented FIVE BEDROOM DETACHED HOME features an integral garage, ample parking, and views over the surrounding hills. The ground floor offers an open plan kitchen, dining and family room with double doors leading out to the garden, a good-sized front aspect living room, downstairs WC, and access to the integral garage. Upstairs, there are five bedrooms in total, including an en suite to bedroom one, along with a family bathroom. Externally, the property has a block-paved driveway to the front and an enclosed rear garden with a lawn, patio, and established flower beds.

MISREPRESENTATION ACT 1967.

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**HALLWAY**

18'7" x 6'10" (5.67 x 2.09)  
Composite door, radiator, wood-effect flooring, access to the integral garage, stairs to the first floor, and WiFi controlled thermostat for the ground floor heating.

**LIVING ROOM**

15'1" x 9'11" (4.60 x 3.04)  
uPVC double glazed window and radiator.



**KITCHEN**

9'8 x 27'5 (max) (2.95m x 8.36m (max) )  
Two uPVC double glazed double doors, double glazed window, fitted wall and base units, four-ring gas hob, integral oven, stainless steel 1.5 bowl sink and drainer with mixer tap and boiling water tap, plumbing for a washing machine and dishwasher, radiator, wood-effect flooring, and network connection to living room



**WC**

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

**INTEGRAL GARAGE**

19'10 x 9'9 (6.05m x 2.97m)  
uPVC up and over door, light and power.

**FIRST FLOOR LANDING**

Loft access to partially boarded loft.

**BEDROOM ONE**

11'7 x 14'1 (max) (3.53m x 4.29m (max))  
uPVC double glazed window, built-in cupboard, radiator and WiFi controlled thermostat for the first floor heating.



**EN SUITE**

7'5 x 4'3 (2.26m x 1.30m)  
uPVC double glazed window, enclosed double Shower Cubicle with wall-mounted shower over, WC with push flush, pedestal wash basin with mixer tap over, radiator, part-tiled walls and tile-effect flooring.



**BEDROOMS TWO**

15'2 x 10 (3.98 x 3.05)  
uPVC double glazed window, network connection to living room, and radiator.



**BEDROOMS THREE**

11 x 10'3 (3.35m x 3.12m)  
uPVC double glazed window, network connection to living room, and radiator.



**BEDROOMS FOUR**

12 x 9'8 (max) (3.66m x 2.95m (max))  
uPVC double glazed window, and radiator.



**BEDROOMS FIVE / STUDY**

7'9 x 7'1 (2.36m x 2.16m)  
uPVC double glazed window, network connection to living room, and radiator.



**BATHROOM**

5'6x 10'3 (1.68mx 3.12m)  
Bath with wall-mounted electric shower over, WC with push flush, pedestal wash basin with mixer tap over, radiator, part-tiled walls and tile-effect flooring.



**EXTERIOR**

To the front of the property is a block-paved driveway with parking for four vehicles. To the rear is an enclosed lawn garden with a patio, established flower beds, and a garden shed.



**NOTES**

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