



27 Marlborough Road

Buxton, SK17 6RD

Asking Price £795,000



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Tenure Freehold Council Tax Band F



We are delighted to offer for sale this substantial family home situated in a highly desirable residential area of Buxton's town centre, offering two reception, six bedroom and four bathroom living accommodation over three floors. Retaining numerous period features and with excellent quality fittings throughout the property benefits from majority gas fired combination central heating with electric heating on the second floor and majority sealed unit double glazing with some secondary glazing. With several period features, including ceiling cornice, picture rails and stained glass windows, decorative feature fireplaces and cast iron log burners in the lounge and sitting room. The property is sat in delightful fully manicured gardens with mature hedgerows and many mature flowerbeds, shrubs, bushes and patio seating areas. There is also off-road parking for two vehicles. 27 Marlborough Road is a superbly presented and situated family home which should be viewed internally to be fully appreciated.

DIRECTIONS:

From the Buxton office bear right and then left at the Spring Gardens roundabout. Follow Manchester Road as it bears to the right and proceed up the hill turning second right into Corbar Road. Continue along Corbar Road for a short while and Marlborough Road will be seen on the right hand side. Number 27 is situated on the corner.

GROUND FLOOR

Entrance Porch

5'4" x 5'0" (1.63m x 1.52m)

With quarry tiled flooring, featured stained glass window with secondary double glazing, main entrance door and decorative stained glass.

Entrance Hall

26'4" x 6'9" (8.03m x 2.06m)

With wood effect laminate flooring, two secondary double glazed sash windows to outside, double radiator, telephone point and stairs to first floor.

Dining Kitchen

14'5" x 12'6" (4.39m x 3.81m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a one and a half bowl stainless steel single drainer sink unit with tiled splash back. With integrated Neff oven, integrated six ring stainless steel gas hob with extractor over, integrated dishwasher and integrated fridge/freezer. Tiled flooring throughout with electric underfloor heating, double radiator, sealed unit double glazed sash window to rear and sealed unit double glazed French doors leading out to the garden verandah.

Garden Verandah

11'4" x 6'5" (3.45m x 1.96m)

With steps leading down to the garden.

Lounge

16'3" x 13'9" (4.95m x 4.19m)

With a feature cast iron recessed fireplace with decorative wooden fireplace surround and mantelpiece over incorporating a cast iron multi fuel stove. Wood effect laminate flooring throughout, built-in storage cupboards, book shelving, four double radiators, ceiling cornice and picture rail. With sealed unit double glazed sash window to side and sealed unit double glazed sash bay window to front.

Sitting Room

18'11" x 13'11" (5.77m x 4.24m)

With a feature decorative wooden fireplace surround and mantelpiece over with decorative tiled inset and recess with cast iron multi fuel stove. Built-in storage and display cupboard, three double radiators and sealed unit double glazed bay window to side.

Utility Room

8'1" x 7'5" (2.46m x 2.26m)

With some base and eye level units and working surfaces, incorporating a stainless steel single drainer sink unit with tiled splash back. Tiled flooring, single radiator, space and plumbing for a washing machine. and sealed unit double glazed window and door to outside.

Shower Room/W.C.

6'6" x 4'9" (1.98m x 1.45m)

Fitted with a fully tiled and glazed shower cubicle and shower, low level W.C., and pedestal washbasin. Tiled flooring, single radiator, extractor fan, wall light point and frosted sealed unit double glazed window.

FIRST FLOOR

Landing

6'11" x 4'8" (2.11m x 1.42m)

Main Landing

19'7" x 6'11" (5.97m x 2.11m)

With double radiator and secondary double glazed window to front.

Bedroom One

16'2" x 13'10" (4.93m x 4.22m)

With wood effect laminate flooring, two wall light points, double radiator, three sets of built-in triple wardrobes and two sealed unit double glazed sash windows to side.

Dressing Room

7'6" x 4'11" (2.29m x 1.50m)

With single radiator, wood effect laminate flooring, ceiling cornice, picture rail and sealed unit double glazed sash window to front.

En-Suite Bathroom

8'1" x 7'9" (2.46m x 2.36m)

Fitted with an excellent quality suite comprising a panelled bath with shower over and shower screen, vanity washbasin and low level W.C. With a built-in storage cupboard, heated towel rail, wall mounted electric heater, extractor fan and frosted sealed unit double glazed sash window. Part tiled.

Bedroom Two

16'4" x 13'9" (4.98m x 4.19m)

With a feature cast iron fireplace, decorative tiled inset and decorative wooden fireplace surround incorporating a coal effect living flame gas fire. Double radiator and two sealed unit double glazed sash windows.

Bedroom Three

14'4" x 12'7" (4.37m x 3.84m)

With single radiator, pedestal washbasin and sealed unit double glazed sash window.

Bathroom

6'0" x 5'1" (1.83m x 1.55m)

Fitted with a panelled bath with shower over and shower screen, low level W.C. and vanity washbasin. With heated towel rail, extractor fan, part tiled and two frosted sealed unit double glazed sash windows.

SECOND FLOOR

Landing

8'6" x 6'11" (2.59m x 2.11m)

With Velux sealed unit double glazed loft window.

Inner Landing

6'11" x 3'1" (2.11m x 0.94m)

With three storage cupboards in the eaves.

Bedroom Four

16'3" x 13'8" (4.95m x 4.17m)

With a feature cast iron fireplace, two electric night storage heaters. and sealed unit double glazed sash window.

Bedroom Five

16'2" x 13'3" (4.93m x 4.04m)

With a feature cast iron fireplace, two electric night storage heaters and sealed unit double glazed sash window to side.

Bedroom Six

11'3" x 9'4" (3.43m x 2.84m)

With a feature cast iron fireplace and mantelpiece over, electric night storage heater and sealed unit double glazed sash window.

LOWER GROUND FLOOR

Cellar Room One

13'5" x 12'9" (4.09m x 3.89m)

With light and power, window and door to outside and feature stone sink.

Cellar Room Two

7'7" x 11'5" (2.31m x 3.48m)

With light and power and window to outside.

Cellar Room Three

8'6" x 6'8" (2.59m x 2.03m)

With stone benches.

OUTSIDE

To the front of the property there is a block paved driveway with off road parking for two vehicles.

GARDENS

The property is surrounded by mature lawned and well maintained gardens on three sides with well stocked beds including shrubs, bushes and trees etc. The private rear garden is lawned with garden verandah off the kitchen, flagged seating areas and a wooden summerhouse.



Road Map



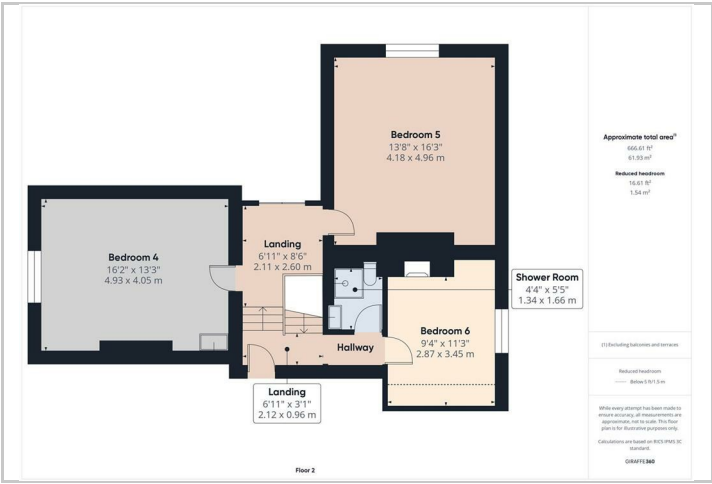
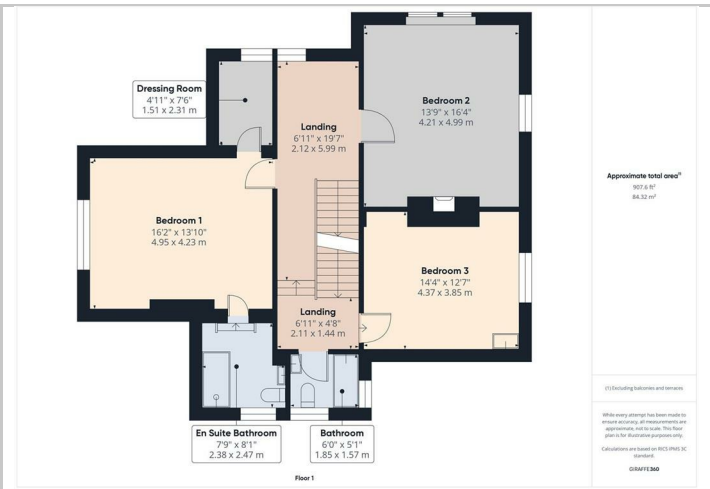
Hybrid Map



Terrain Map



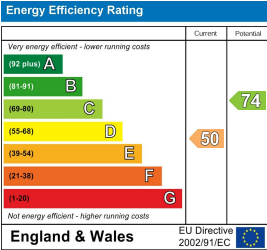
Floor Plans



Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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