



145 Green Lane

Buxton, SK17 9DQ

£650,000



# 145 Green Lane

Buxton, SK17 9DQ

Tenure Freehold Council Tax Band F



"Upper chain agreed, ready to progress."

Situated on arguably, one of the most popular and sought after residential roads in the town, we are delighted to be able to offer for sale this simply stunning detached family home, set in a generous plot with immaculate landscaped gardens. Superbly presented throughout, the property has been maintained and upgraded by our clients over a number of years with modern, good quality fittings throughout, whilst retaining a cosy cottage feel. Offering over 2,000 square feet of accommodation with lounge, dining room, dining/kitchen, utility room and cloakroom on the ground floor, with four bedrooms and a master bathroom with en-suite dressing room and en-suite shower room on the first floor, this fabulous home will appeal to a wide variety of purchasers and should be viewed internally to be fully appreciated.

## DIRECTIONS:

From our Buxton office bear left and proceed up Terrace Road and across the Market Place to the London Road traffic lights. Take the second right turning into Green lane and follow the road for a while. Number 145 can be seen on the left hand side.

## GROUND FLOOR

### Entrance Hall

7'10" x 4'4" (2.39m x 1.32m)

With oak topped flooring, frosted sealed unit double glazed window to side, stairs to first floor, Victorian style radiator and door to cloakroom.

### Cloakroom

5'8" x 4'4" (1.73m x 1.32m)

With a sealed unit double glazed window to front, single radiator, storage cupboard and shelving.

### Dining Room

10'10" x 10'8" (3.30m x 3.25m)

With oak topped flooring throughout, exposed ceiling beams and single radiator. With understairs storage cupboard with shelving. Open plan through into the lounge.

### Lounge

18'7" x 12'6" (5.66m x 3.81m)

With a feature inglenook fireplace with exposed beams with brick recess with wooden mantel over incorporating a cast iron log burning stove with brick hearth. With a sealed unit double glazed window to front, two sealed unit double glazed windows to rear, Victorian style radiator and glazed door through into the study.

### Study

10'4" x 9'9" (3.15m x 2.97m)

With oak topped flooring throughout and double radiator. Sealed unit double glazed window to rear and sealed unit double glazed door leading out to the patio and gardens beyond.

### Dining Kitchen

20'7" x 13'3" (6.27m x 4.04m)

Fitted with an excellent quality range of base and wall mounted cupboards with wooden work surfaces incorporating a 1 1/2 bowl enamel single drainer sink unit. Gas Rayburn which provides hot water and central heating and is also used for cooking, with tiled splashback. Built in stainless steel electric oven, four ring induction hob and stainless steel extractor over. Central island with storage cupboards below and granite work surface incorporating a breakfast bar. Oak topped flooring throughout, exposed ceiling beam and ceiling downlighters. Space for fridge/freezer, two sealed unit double glazed windows to the rear garden and sealed unit double glazed French doors leading out to the patio and garden beyond.

### Utility/Cloakroom

9'9" x 6'7" (2.97m x 2.01m)

With tiled flooring and fitted with base and eye level units and working surfaces incorporating a stainless steel single drainer sink unit with splashbacks. Space and plumbing for a washing machine, low level W.C., and sealed unit double glazed window to rear with shutters. Door to garage.

## FIRST FLOOR

### Landing

26'3" x 2'10" (8.00m x 0.86m)

With loft access, Victorian style radiator and two wall light points. Sealed unit double glazed window to side.

### Bedroom One

18'6" x 11'11" (5.64m x 3.63m)

With double radiator and sealed unit double glazed window to front with views to the surrounding hills.

### En-Suite Shower Room

7'5" x 7'5" (2.26m x 2.26m)

With wood effect laminate flooring and fitted with a Mermaid board and glazed double shower unit and shower, low level W.C., and vanity wash hand basin with storage below. With frosted sealed unit double glazed window to rear and window shutters.

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### En-Suite Dressing Room

11'11" x 7'5" (3.63m x 2.26m)

With two built in double wardrobes, double radiator and sealed unit double glazed window to rear.

### Bedroom Two

17'3" x 7'4" (5.26m x 2.24m)

With a range of built in wardrobes and cupboards, two sealed unit double glazed windows looking to the rear garden and two single radiators.

### Bedroom Three

14'1" x 9'5" (4.29m x 2.87m)

With double radiator and sealed unit double glazed window to front with views to the surrounding hills.

### Bedroom Four

11'9" x 7'8" (3.58m x 2.34m)

Double radiator and sealed unit double glazed window with views to the surrounding hills.

### Bathroom

7'2" x 8'5" (2.18m x 2.57m)

Fitted with a panelled bath with shower over and shower screen, low level W.C., and vanity wash basin with storage below. Stainless steel heated towel rail and cupboard with cylinder. Frosted sealed unit double glazed window to rear.

### OUTSIDE

To the front of the property there is a double Tarmacadam driveway with in and out entrances with five bar gates. There is a good sized gravelled area and mature well stocked garden areas with mature trees, shrubs, flowers and plants shielding the property well from the

road. The rear garden is beautifully landscaped and manicured throughout with a generous flagged patio area and large lawned areas with mature borders, gravelled pathways and many mature trees, bushes etc.

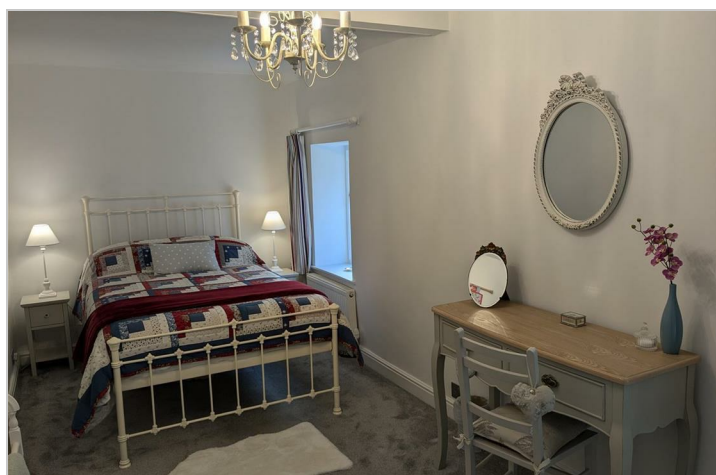
### Garage

19'8" x 12'5" (5.99m x 3.78m)

With remote control metal up and over door, space for tumble dryer, light and power and work bench and shelving. Approached by a double Tarmacadam driveway with in and out entrances with five bar gates.

### Gardens

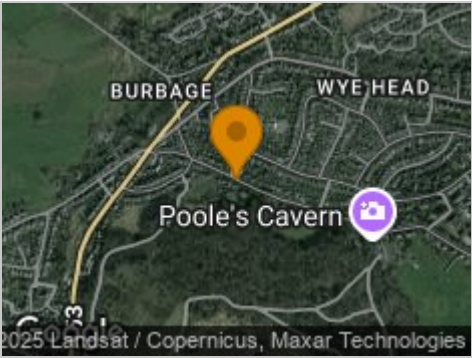
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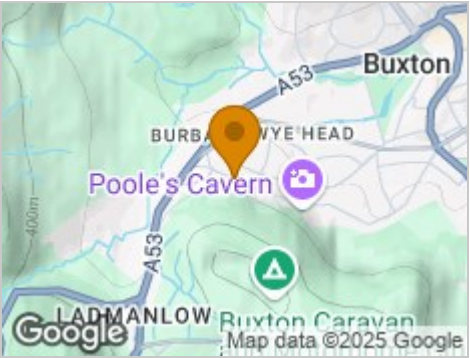
Road Map



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.

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Energy Efficiency Graph

