

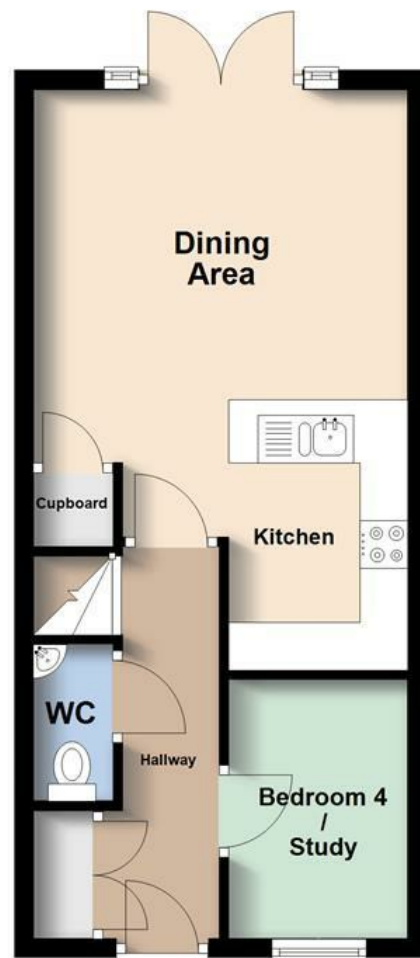


Wright Marshall  
Estate Agents

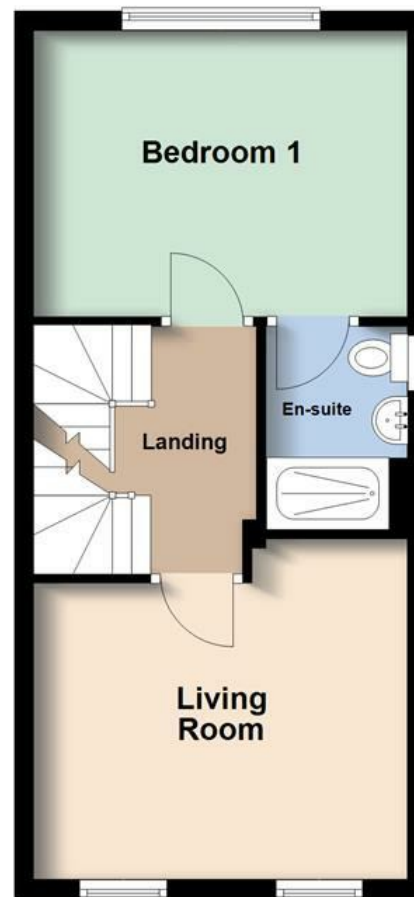
25 QUARTZ DRIVE, BUXTON SK17 9GD

£290,000

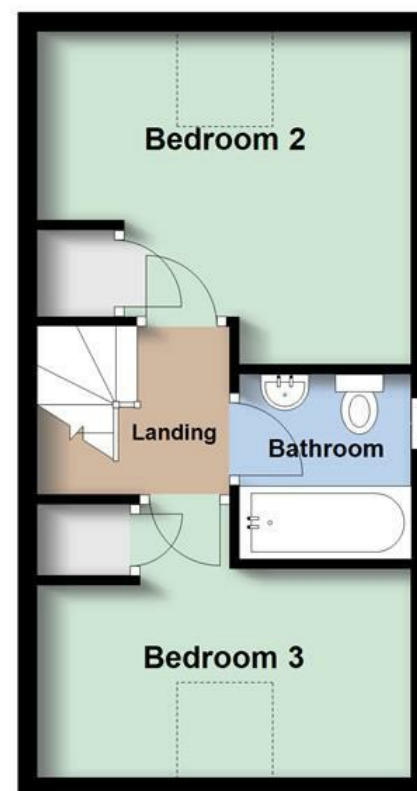
Ground Floor



First Floor



Second Floor



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

MISREPRESENTATION ACT 1967.

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This CONTEMPORARY FOUR-BEDROOM TOWNHOUSE occupies one of the best positions on the development, overlooking playing fields. The accommodation comprises briefly a hallway with stairs to the first floor, WC, office or bedroom four, and a contemporary dining kitchen. To the first floor, there is a landing with stairs to the second floor, a spacious living room, and a double bedroom with en suite. The second floor offers two further good-sized bedrooms and a modern family bathroom. Externally, the property benefits from off-road parking, while to the rear there is an enclosed lawned garden with gated access to the side elevation.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW

T. 01298 23038 | [buxton@wrightmarshall.co.uk](mailto:buxton@wrightmarshall.co.uk) | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)

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**HALLWAY**

Composite entrance door, built-in cupboards, wood-effect flooring, and stairs to the first floor.

**BEDROOM/STUDY**

8'11 x 6'1 (2.72m x 1.85m )  
uPVC double-glazed window, radiator, and wood-effect flooring.

**OPEN PLAN KITCHEN DINING AREA**

19'111 x 12'9 (max) (5.79m x 3.89m (max))  
uPVC double-glazed double doors, fitted wall and base units with wood-effect worktop, four-ring gas hob, integral oven, stainless steel 1.5-bowl sink and drainer with mixer tap, integral fridge freezer, dishwasher and washing machine, under-stairs cupboard, radiator, and wood-effect flooring.

**WC**

5'5 x 2'9 (1.65m x 0.84m)  
WC with push flush, pedestal wash basin with mixer tap, radiator, part-tiled walls, and wood-effect flooring.

**FIRST FLOOR LANDING**

Radiator, and stairs to the second floor.

**LIVING ROOM**

11'11 x 12'10 (max) (3.63m x 3.91m (max))  
Two uPVC double-glazed windows, and a radiator.

**BEDROOM ONE**

9'10 x 12'10 (3.00m x 3.91m)  
uPVC double-glazed window, and a radiator.

**EN SUITE**

7 x 4'10 (2.13m x 1.47m)  
uPVC double-glazed window, enclosed shower cubicle with wall-mounted shower fitment, pedestal wash basin with mixer tap, WC with push flush, radiator, tiled walls, and wood-effect flooring.

**SECOND FLOOR LANDING**

Loft access, and a radiator.

**BEDROOM TWO**

11'6 x 12'9 (max) (3.51m x 3.89m (max))  
uPVC double-glazed Velux window, built-in cupboard, and a radiator.

**BEDROOM THREE**

9'3 x 12'9 (max) (2.82m x 3.89m (max))  
uPVC double-glazed Velux window, built-in cupboard, and a radiator.

**BATHROOM**

6'4 x 5'10 (1.93m x 1.78m )  
uPVC double-glazed window, bath with wall-mounted shower fitment, pedestal wash basin with mixer tap, WC with push flush, radiator, tiled walls, and wood-effect flooring.

**EXTERIOR**

To the front, there is off-road parking for two vehicles and an EV charging point. To the rear, there is an enclosed lawned garden.

**NOTES**

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

