Crowther|Key
SALES

£315,000

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22 Woodlark Close
Buxton SK17 9UR

<u>Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008</u>

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Misrepresentation Act 1967 and Consumer Protection Regulation

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Thoughtfully arranged over two floors, the property offers generous, accommodation throughout, including a striking lounge with French doors opening to the garden, an impressive open kitchen/diner fitted with a comprehensive range of integrated appliances, a separate utility and a ground-floor WC. To the first floor are three well-proportioned bedrooms, the master enjoying fitted wardrobes and its own en-suite shower room, served by a stylish family bathroom. Outside, the home benefits from a good-sized garden with a raised timber decked area and driveway parking for two to three vehicles. A superb family home in a sought-after High Peak location.

Just over 6 years left on the NHBC Warranty.

Location

Woodlark Close occupies a quiet, tucked-away position within a modern residential development on the southern edge of Buxton, a little over a mile from the historic town centre. Buxton is a thriving and characterful spa town offering an excellent range of shops, cafes, restaurants and everyday amenities, along with the renowned Pavilion Gardens and Opera House. The area is well served by both primary and secondary schooling, while Buxton railway station, approximately 1.8 miles away, provides regular services towards Stockport and Manchester. The surrounding Peak District National Park offers some of the finest walking and open countryside in the country, right on the doorstep.

Ground Floor

Entrance Hall
Composite entrance door, stairs rising to the first floor and radiator.

Lounge 18'5" x 10'2" (5.61m x 3.10m)
uPVC double glazed window, uPVC French doors opening to the garden and a double radiator.

Kitchen/Diner 18'5" x 9'7" (5.61m x 2.92m)
Fitted with a comprehensive range of units and worktops with matching wall cupboards, four-ring stainless steel gas hob, stainless steel extractor hood over, built-under stainless steel electric oven, stainless steel sink unit, integrated fridge/freezer and integrated dishwasher, three uPVC double glazed windows and a radiator.

Utility 6'4" x 5'2" (1.93m x 1.57m)
Composite door to outside, integrated washing machine, fitted unit and worktop, wall-mounted Ideal Logic combi boiler, radiator.

Separate WC
Low flush WC, pedestal wash basin, radiator and extractor fan.

First Floor

Landing
uPVC double glazed window, radiator and built-in cupboard.

Master Bedroom 18'5" x 10'5" (5.61m x 3.18m) maximum
A generous principal bedroom with two uPVC double glazed windows, two radiators and fitted wardrobes.

En-Suite Shower Room
Shower enclosure, pedestal wash basin, low flush WC, chrome heated towel rail and uPVC double glazed window.

Bedroom Two 9'1" x 7'6" (2.77m x 2.29m)
uPVC double glazed window and radiator.

Bedroom Three 10'6" x 8'6" (3.20m x 2.59m)
Two uPVC double glazed windows and a radiator.

Family Bathroom
Panelled bath with electric shower unit over and screen, pedestal wash basin, low flush WC, uPVC double glazed window, extractor fan and chrome heated towel rail.

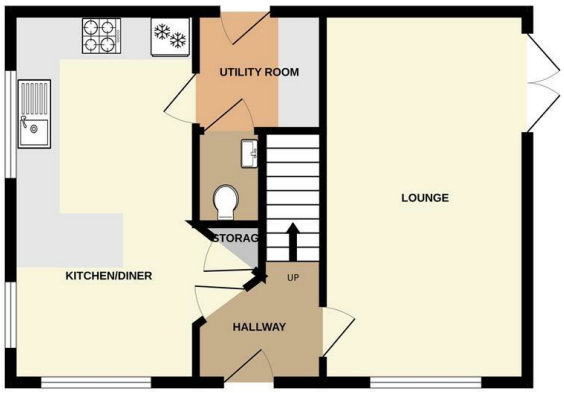
Outside

To the rear is a good-sized garden, laid mainly to lawn with a raised timber decked area providing an ideal space for outdoor seating and entertaining. To the front, a driveway provides off-road parking for two to three vehicles.

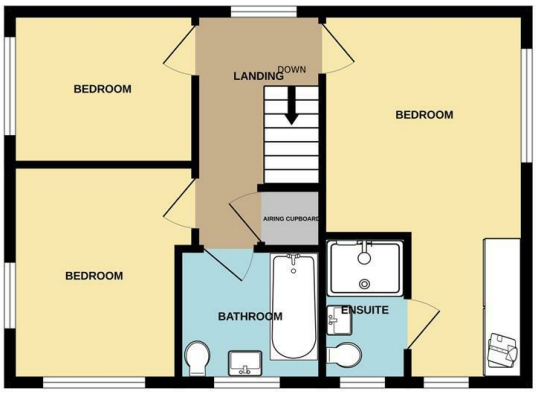
Important Notice

Particulars are a general guide only and do not form part of any contract. Details are believed to be correct but accuracy is not guaranteed. Measurements are approximate. Services and appliances have not been tested. Purchasers should make their own enquiries. The vendor has confirmed/approved details prior to publication. Produced under the Consumer Protection from Unfair Trading Regulations 2008 (which replaced the Property Misdescriptions Act 1991).

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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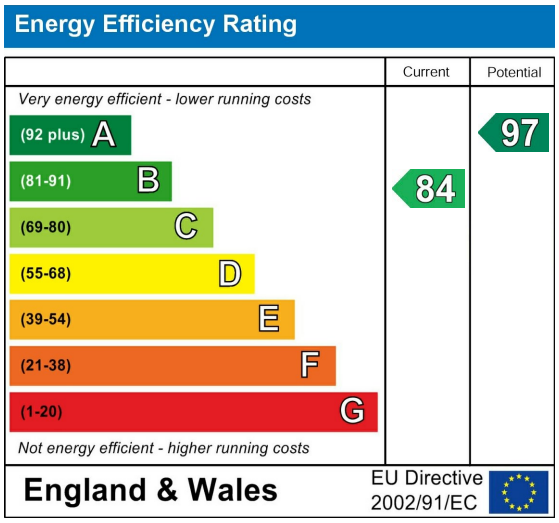

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