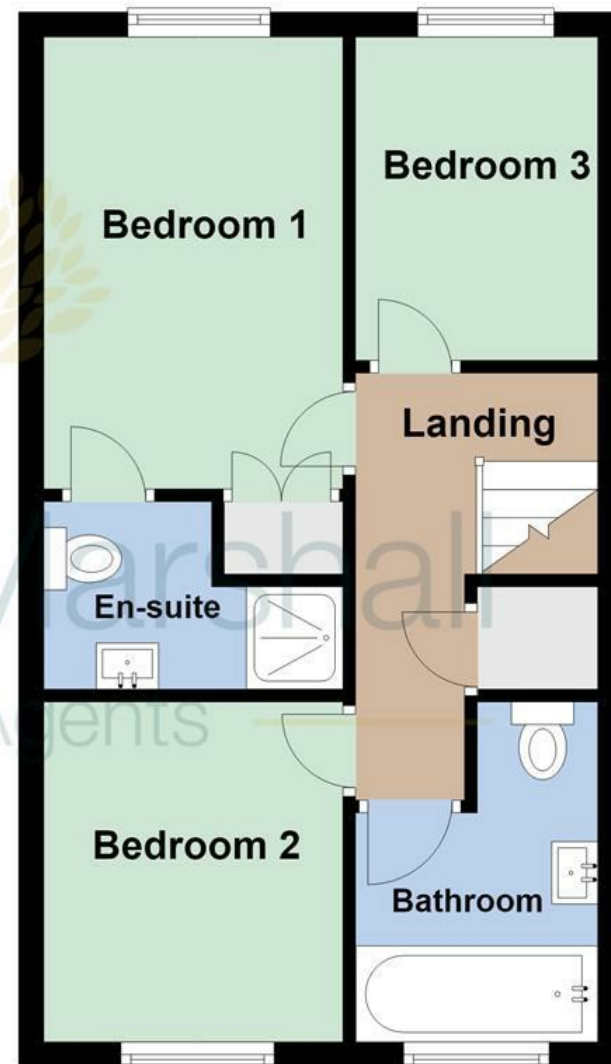


Ground Floor



First 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.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Set within a popular modern development on the edge of Buxton, this stylish and energy-efficient three-bedroom semi-detached home offers a perfect blend of comfort, practicality, and contemporary living. The property has been beautifully maintained throughout and features a bright, spacious layout ideal for first-time buyers, young families, or anyone seeking a move-in-ready home in a peaceful residential setting. With a modern fitted kitchen, generous living room opening directly onto the rear garden, a principal bedroom with en-suite, and two further well-proportioned bedrooms, the home delivers excellent everyday functionality. Outside, the property benefits from a private enclosed garden, a two-car driveway, and a newly installed composite front door that enhances both security and kerb appeal. Located close to local amenities, schools, green spaces, and transport links, this is a home that offers convenience, comfort, and a welcoming modern lifestyle.

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HALLWAY

Recently upgraded with a brand new composite front door, the entrance hall offers a warm and secure welcome into the home. Features include a built in storage cupboard, radiator, wood effect flooring, and stairs leading to the first floor.

DOWNSTAIRS WC

Fitted with WC and pedestal wash basin, radiator, and matching wood effect flooring.

LIVING ROOM

14'7" x 14'2" (4.45m x 4.32m)

A generous, light filled living space with uPVC double doors opening onto the rear garden, flanked by matching side windows. Features include two radiators, wood effect flooring, and a useful walk in storage cupboard.

KITCHEN

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

A modern fitted kitchen with wall and base units, breakfast bar, and integrated appliances including oven, hob, extractor, fridge/freezer, washing machine, and dishwasher. uPVC window to the front, radiator, and tile effect flooring. Cupboard housing the central heating boiler.

FIRST FLOOR LANDING

Loft access, radiator, and built in storage cupboard.

BEDROOM ONE

13'3" x 8'0" (4.04m x 2.46m)

A generous principal bedroom overlooking the rear garden, offering a peaceful and private outlook. Features include a built in wardrobe, radiator, and uPVC window. A bright, neutral space ideal for creating a calm retreat.

EN SUITE

Enclosed shower cubicle with electric shower, WC, pedestal wash basin, ladder style radiator, extractor fan, part tiled walls, and wood effect flooring.

BEDROOM TWO

9'8" x 8'0" (2.97m x 2.46m)

A well proportioned double bedroom with a front facing aspect and plenty of natural light. Suitable as a guest room, child's bedroom, or additional workspace. uPVC window and radiator.

BEDROOM THREE

8'5" x 5'10" (2.59m x 1.78m)

A practical and versatile third bedroom that works well as a single room, dressing room, or study. Its rear aspect provides a calm, private outlook over the garden, and the layout offers plenty of potential for storage or tailored use.

BATHROOM

Panelled bath with wall mounted shower and screen, WC, pedestal wash basin, radiator, part tiled walls, and wood effect flooring. Frosted uPVC window.

EXTERNALLY

To the front, a driveway provides off road parking for two vehicles, alongside a neat lawned garden. To the rear, a private enclosed garden features a lawn, patio seating area, planted borders, and a timber shed, perfect for outdoor dining and relaxation.

NOTES

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

