Mellors
ESTATE AGENTS

BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN HIGH PEAK
BRITISH PROPERTY AWARDS 2023 - 2024 GOLD WINNER LETTING AGENT IN HIGH PEAK
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33 Green Lane

Buxton, SK17 9DL

£715,000

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Tenure Freehold **Council Tax Band** G

A stunning individual architect designed five bedroom, two bathroom, three reception detached family home in this highly sought after residential location with playing fields and open countryside to the rear. With excellent quality fittings throughout, this beautiful home has a double garage and driveway parking for a number of vehicles. Benefitting from combi gas fired central heating and uPVC sealed unit double glazing throughout, this property should be viewed 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. At the lights bear second right onto Green Lane. Proceed along Green Lane where after a short while number 33 will be seen on the left hand side.

GROUND FLOOR

Entrance Porch

6'0" x 5'0" (1.83m x 1.52m)

With tiled flooring.

Entrance Hall

10'0" x 9'6" (3.05m x 2.90m)

With engineered oak flooring throughout and steps leading to the dining hall.

Dining Hall

12'7" x 10'3" (3.84m x 3.12m)

Pine flooring, double radiator, stairs to first floor leading to a galleried landing, double doors leading through into the lounge and sealed unit double glazed picture windows to the rear garden.

Cloakroom

5'7" x 4'1" (1.70m x 1.24m)

With low-level w.c., pedestal washbasin, extractor fan and fully tiled throughout.

Office/Snug

9'7" x 9'4" (2.92m x 2.84m)

With double radiator, telephone point and uPVC sealed unit double glazed window to side.

Dining Kitchen

11'11" x 10'7" (3.63m x 3.23m)

Fitted with an excellent quality range of base and eye level units and Quartz working surfaces incorporating a 1 1/2 bowl stainless steel sink unit. With freestanding Smeg Range cooker with five ring ceramic hob (available by separate negotiation) and stainless steel extractor over. Space and plumbing for a fridge freezer, two double radiators and engineered oak flooring throughout. Ceiling downlighters, uPVC sealed unit double glazed window to side and floor to ceiling uPVC sealed unit double glazed windows and door looking out to the rear garden.

Utility Room

5'7" x 4'10" (1.70m x 1.47m)

With some base and eye level units and working surfaces with built-in floor to ceiling storage cupboards, space and plumbing for a washing machine and uPVC sealed unit double glazed window to side. Space for a larder fridge or larder freezer.

Side Porch

9'4" x 4'8" (2.84m x 1.42m)

With single radiator, uPVC sealed unit double glazed door and window to outside and a range of base units. Door to garage.

Lounge

25'5" x 13'9" (7.75m x 4.19m)

With a feature stone fireplace surround and mantelpiece over incorporating a coal effect living flame gas fire. With two double radiators, wood effect flooring throughout, uPVC sealed unit double glazed window to front and floor to ceiling uPVC sealed unit double glazed windows and sliding patio doors leading out to the rear garden.

FIRST FLOOR

Galleried Landing

17'0" x 3'1" (5.18m x 0.94m)

With single radiator and Velux sealed unit double glazed loft window. Airing cupboard with shelving.

Bedroom One
14'5" x 11'10" (4.39m x 3.61m)
With double radiator, sliding uPVC sealed unit double glazed patio doors leading out to the balcony, a range of floor to ceiling built-in wardrobes, display cupboards and vanity area.

En-Suite Shower Room
9'3" x 7'1" (2.82m x 2.16m)
Fully tiled throughout with a fully tiled and glazed shower cubicle and shower, low-level w.c. and pedestal washbasin. With a double radiator, extractor fan and frosted uPVC sealed unit double glazed window.

Bedroom Two
16'3" x 15'8" (4.95m x 4.78m)
With two double radiators and two uPVC sealed unit double glazed windows.

Bedroom Three
12'2" x 10'5" (3.71m x 3.18m)
With double radiator, built-in double wardrobe and uPVC sealed unit double glazed window overlooking the rear garden.

Bedroom Four
11'2" x 9'4" (3.40m x 2.84m)
With single radiator and uPVC sealed unit double glazed window to side.

Bedroom Five
11'2" x 7'8" (3.40m x 2.34m)
With built-in double wardrobe, single radiator and uPVC sealed unit double glazed window to side.

Bathroom
8'7" x 6'3" (2.62m x 1.91m)
Fitted with a panelled bath, pedestal washbasin and low-level w.c. Build in separate shower cubical With stainless steel heated towel rail, extractor fan, fully tiled throughout and frosted uPVC sealed unit double glazed window.

Double Garage
16'5" x 15'9" (5.00m x 4.80m)
With light and power, remotely operated metal up and over door and frosted uPVC sealed unit double glazed window to side. Wall mounted Worcester combination central heating and hot water boiler.

OUTSIDE
To the front of the property there is a block paved driveway suitable for the off road parking of a number of vehicles and cast iron double entrance gates.

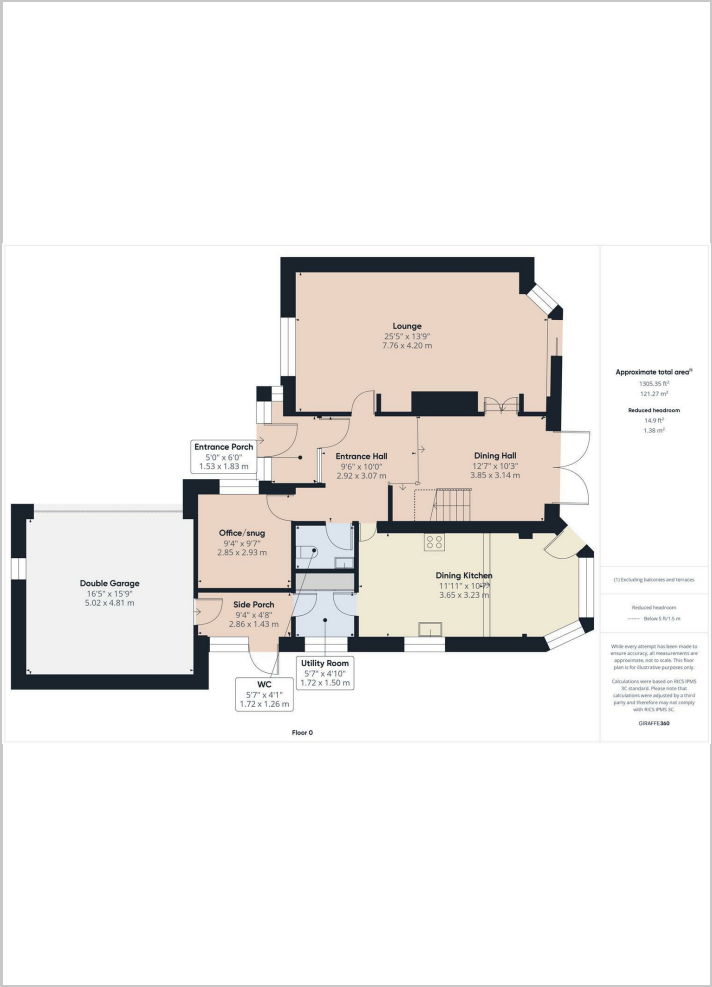
GARDENS
The front garden comprises mature lawned gardens with many flowerbeds, bushes, firs and shrubs etc.
The rear garden is mainly laid to lawn with many mature flowerbeds, bushes, shrubs, trees etc. and block paved patio area and pathways.

Road Map

Hybrid Map

Terrain Map

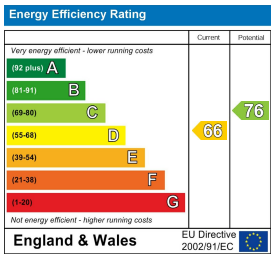
Floor Plans



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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