



# Poole House 103a Green Lane

Buxton, SK17 9DH

£515,000



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Tenure Freehold Council Tax Band E



Situated in the highly desirable Green Lane, this unique stone built detached house constructed in 2012, offers a perfect blend of comfort and style. With three well-proportioned bedrooms and two modern bathrooms, the layout is thoughtfully designed to maximise space and light, creating a delightful living environment. The property benefits from uPVC double glazing, engineered wood flooring and underfloor heating.

Buxton is renowned for its stunning natural beauty and rich history, making it a desirable location for those who appreciate both outdoor activities and cultural experiences. With local amenities, schools, and parks nearby, this property is perfectly situated for a balanced lifestyle.

This detached house on Green Lane is not just a home; it is a wonderful opportunity to embrace the best of Buxton living whilst enjoying the woodland nearby.

## DIRECTIONS

From our Buxton Office turn left onto Terrace Road and proceed over the Market Place to London road Traffic Lights. Take the second right onto Green Lane and proceed past Pooles Cavern where the property will be found on the left hand side.

## Ground Floor

Paved driveway providing off road parking. Steps leading to entrance.

## Garage/Workshop

32'7" x 19'9" (9.93m x 6.02m)

Remote controlled electric up and over door. Window to rear. Door to side. Utility area with sink,

plumbing for washing machine and tumble dryer. Door to living accommodation. This is an extensive area with space for a multiple of uses and recreation in addition to car storage.

## FIRST FLOOR

### Entrance

Entrance porch with spot lighting. Door to Dining area.

### Dining/reception Area

18'9" x 12'0" (5.72m x 3.66m)

A room combining dining space and a seating area. Double glazed Velux window to rear and window to side. Spot lighting. Engineered wood flooring with underfloor heating.

### Kitchen

13'0" x 12'10" (3.96m x 3.91m)

Extensive range of quality units and breakfast bar with wooden work surfaces inset one and a half bow sink unit with mixer tap. Built in Electric oven and microwave/grill oven. Ceramic electric hob with extractor over. Integrated dishwasher, fridge and freezer. Spot lighting. Engineered wood flooring with underfloor heating. Double glazed window to front.

### Hallway

9'5" x 5'9" (2.87m x 1.75m)

Stairs to second floor and ground floor. Door to shower room and double doors to Lounge. Velux window to side. engineered wood flooring with underfloor heating.

### Shower Room

5'10" x 4'7" (1.78m x 1.40m)

Low level W.C. Pedestal hand wash basin. Tiled walls. Heated towel rail. Storage cupboard with underfloor heating controls.

### Lounge

22'4" x 13'6" (6.81m x 4.11m)

Double glazed window to side. Two sets of French doors to the rear garden. Gas coal effect stove. Engineered wood flooring with underfloor heating.

## SECOND FLOOR

### Landing

12'6" x 4'1" (3.81m x 1.24m)

With cupboard housing newly installed Gas boiler and cupboard with underfloor heating controls.

### Bedroom One

13'1" x 12'10" (3.99m x 3.91m)

Double glazed windows to side and front. Range of hand built wardrobes and cupboards. Spot lighting. Underfloor heating.

### Bedroom Two

12'10" x 10'10" (3.91m x 3.30m)

Double glazed windows to side and front. Range of hand built cupboards. Spot lighting. Underfloor heating.

### Bedroom Three

10'11" x 6'9" (3.33m x 2.06m)

Double glazed window to rear. Spot lighting. Underfloor heating.

### Bathroom

6'8" x 6'3" (2.03m x 1.91m)

Low level W.C, pedestal wash hand basin. Panel enclosed bath with shower. Heated towel rail. Double glazed window to rear.

## OUTSIDE

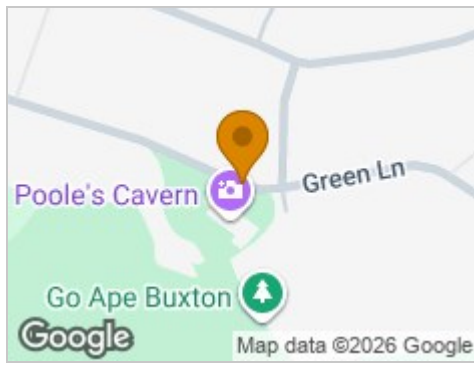
Lawned areas enclosed by stone wall.

### Garden

Steps down to patio area. Rockery with various flowers and shrubs. Mature trees and fencing and hedging borders. Open views to Grinlow Woods.



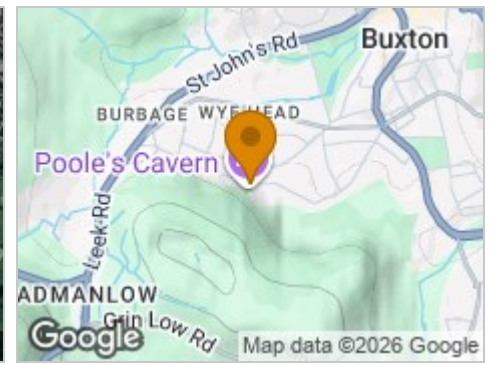
## Road Map



## Hybrid Map



## Terrain Map



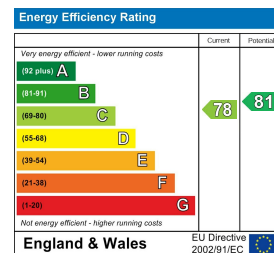
## Floor Plans



## 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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