Crowther | Key

SALES







£875,000

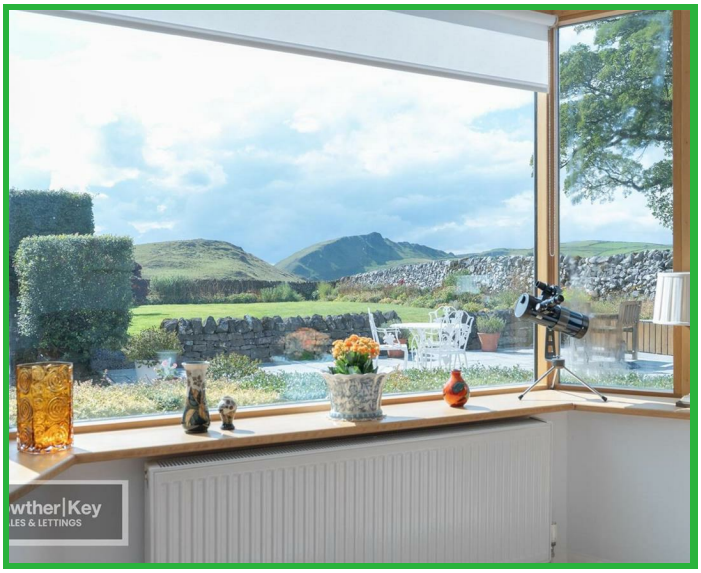
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Four Ways
Buxton SK17 0EP









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

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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Four Ways enjoys complete privacy and glorious views in every direction especially towards the spectacular Park House and Chrome hills. This property was once the long term home of noted poet and jazz pianist Roy Fisher.

The property offers multiple reception rooms, a large open-plan kitchen diner with Silestone worktops and integrated appliances, utility, and garden room. Four good-sized double bedrooms including an en-suite master, modern bathrooms, and excellent storage. Outside there is a detached garage, Kandahar Indian limestone patio, large greenhouse, extensive gardens, mature woodland, fruit trees and level lawns. High speed fibre broadband is available at this property.

Porch / Garden Room
16'9 x 6'6 – Double glazed wooden windows, wooden front door.

Hall
Stairs to first floor, walk-in cupboard, under stairs cloakroom.

Lounge
13'10 x 12'8 – Double glazed wooden bay window, double radiator.

Sitting Room
15'9 x 12'7 – Charnwood multi-fuel stove, bespoke Portuguese limestone fireplace, double radiator, double glazed bay window.

Open Plan Kitchen Diner (L-shaped)
22'8 x 16' (max)- Attractive fitted units and Silestone worktops, wall cupboards with LED's under, induction hob, double oven, extractor hood, inset stainless steel sink unit, integrated dishwasher, fridge, double glazed windows, double radiator, Karndean flooring.

Utility, Lobby and WC
9'4 x 8'9 – Fitted units and Silestone worktops, wall cupboards, fridge freezer, plumbing for washing machine, integrated stainless steel sink unit, double radiator, double glazed windows, Rock composite double glazed rear door. Low flush WC and extractor fan.

First Floor

Landing
Double glazed window, heated linen cupboard.

Bedroom 1 (Master)
19'4 x 11' – Double glazed windows, double radiator. En-suite shower room, shower enclosure, wash hand basin, low flush WC, extractor fan, central heated towel radiator

Bedroom 2
15'10 x 11'2 – Double glazed wooden window, double radiator.

Bedroom 3

12'x9'— Two double glazed wooden windows, double radiator, fitted wardrobe, pressurised water cylinder.

Bedroom 4
11'4 x 9'7 – Double glazed wooden window, double radiator, built-in wardrobe.

Family Bathroom— Low flush toilet, wash basin, thermal retention bath, ladder radiator. LED mirror cabinet and mirrored storage unit. Two double glazed wooden windows

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Outside

Worcester Danesmoor oil-fired boiler + tank.

Kandahar Indian limestone patio area.

Green house.

Radon gas mitigation system.

Parking for 4 + cars.

External LED lighting.

Garage
20'4 x 10'8.

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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