



jordanfishwick

43 HAWTHORN DRIVE GLOSSOP SK13 7DB
Guide Price £477,500

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**** SEE OUR VIDEO TOUR **** Tucked away in the far corner of this popular development, a Taylor Wimpey 2019 built, double fronted detached family house, offering well proportioned living space and including a detached double garage. Briefly comprising an entrance hall, downstairs wc, a front lounge with bay window, study/home office and superb 26ft dining kitchen with shaker style units, integrated appliances and patio doors. Upstairs there are four bedrooms, the master with an en-suite shower room and the main family bathroom., Double width driveway and rear garden with 22ft x 13ft decked area. Energy Rating B

Directions

From our office on High Street West proceed in a westerly direction and at the first set of traffic lights turn right onto Arundel Street. Proceed up the hill and turn left immediately after the railway bridge onto North Road. Continue up the road and eventually turn right onto Hawthorn Drive, follow the road round to the left and the property is at the top, on the left hand side.

Entrance Hall

Double glazed composite front door, central heating radiator, stairs to the first floor and door leading off to:

Downstairs Wc

A white close coupled wc, pedestal wash hand basin with mixer tap, central heating radiator and extractor fan.

Lounge

15'6 (plus bay) x 12'8
Pvc double glazed front bay window and two central heating radiators.

Home Office/Playroom

10'6 x 6'10
Pvc double glazed front window and central heating radiator.

Dining Kitchen

13'4 x 10'7 plus 13'2 x 9'4
A range of fitted shaker style kitchen units including base cupboards and drawers, integrated dishwasher and automatic washing machine, work tops over and breakfast bar, inset single drainer stainless steel one and a half bowl sink unit and mixer tap, split-level Zanussi electric double oven and five ring gas hob with filter hood over, integrated fridge/freezer, matching wall cupboards with pelmet lighting, pvc double glazed rear window, Ideal gas fired combination boiler and two central heating radiators and patio doors leading out to the rear garden.

FIRST FLOOR

Landing

Central heating radiator, access to the loft space and doors leading off to:

Master Bedroom

12'8 (max) 10'4 (min) x 12'3
Pvc double glazed front window, central heating radiator, fitted wardrobes and door to:

En-Suite Shower Room

Shower cubicle, close coupled wc and half pedestal wash hand basin with mixer tap, central heating radiator and pvc double glazed front window.

Bedroom Two

13'9 x 10'1 (max|) 9'1 (min)
Pvc double glazed front window and central heating radiator.

Bedroom Three

9'6 x 9'0 plus 5'7 x 3'3
Pvc double glazed rear widow and central heating radiator.

Bedroom Four

10'2 x 7'6 plus 6'3 x 3'8
Pvc double glazed rear window and central heating radiator.

Bathroom

A white three piece suite including a panelled bath with mixer tap, shower over and shower screen, wash hand basin with mixer tap and vanity unit, close coupled wc, chrome finish towel radiator and pvc double glazed rear window.

OUTSIDE

Detached Double Garage

17'11 x 17'5
Twin up and over doors, power and light, side personnel door.

Gardens

The property has a double width driveway, front garden and the rear garden includes a large 22ft x 13ft decked area.

Our ref: Cms/cms/1111/24



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	