



45 Hathersage Drive, Glossop, Derbyshire, SK13 8RG

Adjoining open farmland on the periphery of popular Shirebrook Park, a well presented detached family home, one of the larger specifications on the development, offered for sale with No Onward Chain. Briefly the property comprises of an entrance hall, downstairs wc, a 21ft through lounge, separate dining room, large conservatory and a fitted breakfast kitchen. Upstairs there are four bedrooms one with an en-suite and the family bathroom. Integral double garage with electric remote controlled door and established gardens taking full advantage of the country views. Energy rating D

£625,000

Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

GROUND FLOOR

Entrance Hall

Pvc double glazed front door, central heating radiator, spindled stairs leading to the first floor and double doors to both the lounge and the dining room.

Downstairs Wc

A white suite comprising a close coupled wc, wash hand basin with vanity unit, central heating radiator and pvc double glazed window.

Through Lounge

21'7 x 12'9

Pvc double glazed front window, two central heating radiators, tv aerial point, feature fireplace and pvc double glazed patio doors leading out to the rear garden.

Dining Room

13'3 x 10'6

Pvc double glazed French doors opening to the conservatory, central heating radiator, understairs storage cupboard and door to:

Conservatory

14'4 (max) 13'6 (max)

Pvc double glazed windows and doors leading out to the rear garden, electric wall heater, ceiling fan and Karndean flooring.

Breakfast Kitchen

15'7 (max) x 10'9

A range of fitted kitchen units finished in gloss white and including base cupboards and drawers, work tops over with an inset single drainer stainless steel one and a half bowl sink and mixer tap, integrated fridge freezer, split-level electric double oven and gas hob, filter hood and matching wall cupboards with pelmet lighting, breakfast bar, plumbing for an automatic washing machine, pvc double glazed external side door, rear and side windows, designer central heating radiator and internal door to the garage

FIRST FLOOR

Galleried Landing

Spindled balustrade, pvc double glazed front bay window, airing cupboard and doors leading off to:

Master Bedroom

15'2 x 13'0 (plus bay)

Pvc double glazed front bay window, central heating radiator and door leading through to:

En-Suite Shower Room

A white four piece suite including a freestanding slipper bath with ball and claw

feet, mixer tap and shower attachment, wash hand basin with mixer tap and vanity unit, close coupled wc and shower cubicle, chrome finish towel radiator and pvc double glazed rear window.

Bedroom Two

11'11 x 10'8

Pvc double glazed rear window and central heating radiator.

Bedroom Three

11'8 x 9'9

Pvc double glazed front window, central heating radiator and built-in wardrobe.

Bedroom Four

10'2 x 8'4

Pvc double glazed rear window and central heating radiator.

Bathroom

A white three piece suite including a panelled P-shaped shower bath with 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

Integral Double Garage

An electric remote controlled roll over door, central heating boiler, power and light.

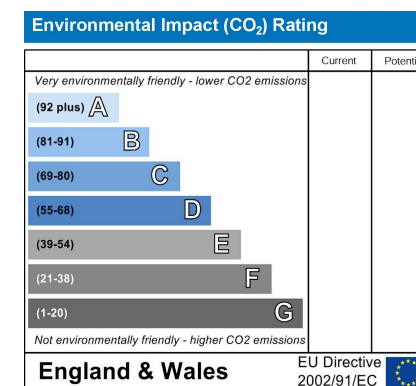
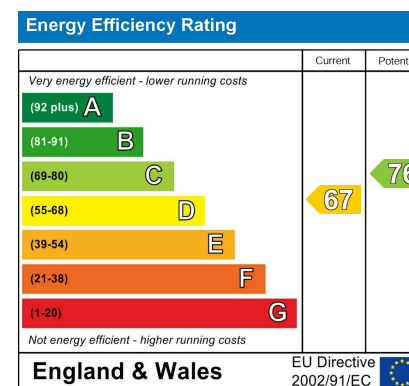
Gardens

The property has a front garden with a double width block paved driveway and an enclosed Easterly facing rear garden with a flagged patio area, lawn and mature borders.

Our ref: Cms/cms/0114/26

Agents Notes - HMRC Directive

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





GROUND FLOOR



1ST FLOOR



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44 High Street West, Glossop, Derbyshire, SK13 8BH

01457 858888

glossop@jordanfishwick.co.uk
www.jordanfishwick.co.uk

