



11 Meadowfield Close, Hadfield, Glossop, Derbyshire, SK13 2BL

**** SEE OUR VIDEO TOUR **** A well presented, modern detached family home, enjoying a cul-de-sac location and an open rear aspect over the adjoining school playing fields. Briefly comprising an entrance hall, shower room, front lounge, separate dining room, a fitted kitchen with appliances and a utility/porch. Upstairs there are four bedrooms, a bathroom with shower and a separate wc. Front garden, double driveway, Integral garage storage, rear garden and 19ft work shop/shed. Energy Rating C

£420,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Directions

From our office on High Street West proceed in a Westerly direction and at the traffic lights turn right onto Arundel Street. Follow the road under the bridge, up the hill and turn left into North Road. Turn second left at the crossroads onto Dinting Road, follow the road round and eventually turn right onto The Shaw. Continue up the hill and turn left into Meadowfield Close.

GROUND FLOOR

Entrance Hall

Pvc double glazed front door, two central heating radiators, stairs to the first floor and doors leading off to:

Shower Room

Corner shower cubicle, pedestal wash hand basin with mixer tap and close coupled wc, chrome finish towel radiator and pvc double glazed side window.

Lounge

15'11 x 13'4

Pvc double glazed front bow window, central heating radiator, fireplace with electric coal effect fire, conglomerate marble surround and hearth, fire surround , opening through to:

Dining Room

10'2 x 9'4

Pvc double glazed patio doors, central heating radiator and door leading through to:

Kitchen

12'5 x 9'4

Refitted with a range of kitchen units finished in high gloss white and including base cupboards and drawers, pan drawers, corner carousel and pull-out larder cupboards, plumbing for a dishwasher, wood effect work tops over with an inset one and a half bowl single drainer stainless steel sink and mixer tap, split level Neff electric oven and warming drawer, induction hob and vented filter hood, matching wall cupboards with pelmet lighting, integrated fridge freezer and AEG microwave, central heating radiator and door to:

Utility Porch

Plumbing for an automatic washing machine, Central heating radiator, pvc double glazed window and external rear door.

FIRST FLOOR

Landing

Access to the loft space, linen cupboard with central heating radiator and doors leading off to:

Bedroom One

12'9 x 12'2

Pvc double glazed front window, central heating radiator, fitted wardrobes and dressing table.

Bedroom Two

11'0 x 9'7

Pvc double glazed rear window and central heating radiator, built-in wardrobes/cupboards.

Bedroom Three

10'6 x 8'10

Pvc double glazed front window and central heating radiator.

Bedroom Four

8'10 x 6'5 (plus recess)

Pvc double glazed rear window, central heating radiator and storage cupboards.

Bathroom

A white panelled bath with shower over and folding shower screen, wash hand basin with vanity unit, chrome finish towel radiator and pvc double glazed side window.

Wc

White close coupled wc, central heating radiator and pvc double glazed side window.

OUTSIDE

Integral Garage Storage

9'9 x 9'1

The remaining garage storage space after being subdivided to accommodate the shower room with an up and over door, power and light, central heating radiator and Worcester gas fired combination boiler. EV Charging point.

Gardens

The property has a front garden, a resurfaced driveway and a rear garden with patio area, decking and lawn. A gate leads to the lower garden area, which whilst council owned, forms part of a corridor at the rear of the properties which is now maintained and used by the residents.

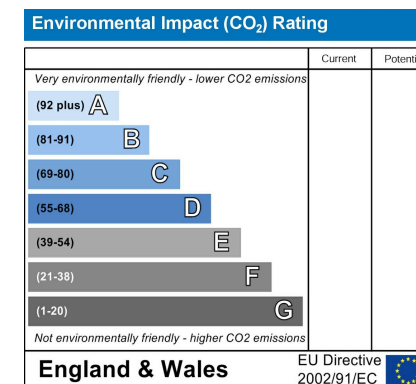
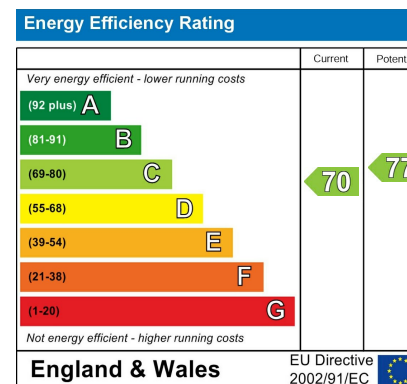
Workshop/Shed

19'1 x 8'5

With a pvc door and three windows, power and light.

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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