



# 30 Hathersage Drive, Glossop, Derbyshire, SK13 8RG

A modern detached family house, offered for sale with No Onward Chain, on popular Shirebrook Park and standing in larger than average gardens. Briefly comprising a front porch, entrance hall, huge through lounge and dining area, breakfast room with patio doors, fitted shaker style kitchen with integrated appliances, utility room and downstairs wc. Upstairs there are four bedrooms, three with fitted wardrobes and two shower rooms. Outside there is an attached double garage and Westerly facing gardens. Energy Rating C

## £465,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### GROUND FLOOR

##### Enclosed Front Porch

Double glazed front door, tiled floor and door through to:

##### Entrance Hall

Central heating radiator, stairs leading to the first floor, doors to the garage and breakfast kitchen and double opening doors to:

##### Lounge

17'9 x 11'9 (less chimney breast)

Pvc double glazed oriel bay window, central heating radiator, wood burning stove and fireplace, opening through to:

##### Dining Area

13'9 x 9'3

Central heating radiator, pvc double glazed rear window and door to:

##### Breakfast Room

13'3 x 7'11 plus 5'7 x 4'3

Double glazed patio doors leading out to the rear garden, understairs cupboard, two central heating radiators and opening to:

##### Kitchen

10'3 x 9'3

A range of fitted shaker style kitchen units including base cupboards and drawers, pan drawers, integrated dishwasher, polished Granite tops with an inset stainless steel one and a half bowl sink and mixer tap, breakfast bar, split-level Bosch electric oven, microwave and five ring gas hob with filter hood over, integrated fridge, pvc double glazed rear window and door to:

##### Utility Room

Fitted cupboards, polished Granite tope with inset stainless steel sink and mixer tap, central heating radiator, pvc double glazed rear window and external rear door, door to:

##### Downstairs Wc

A white close coupled wc and wash hand basin, chrome towel radiator.

#### FIRST FLOOR

##### Landing

Pvc double glazed side window and doors to:

##### Master Bedroom

13'11 (max) x 11'11 (max) 10'6 (min) less furnitur

Pvc double glazed front window, central heating radiator, fitted wardrobes, bedside drawers and bedhead, door to:

### En-Suite Shower Room

Shower cubicle, wash hand basin with vanity unit, close coupled wc, chrome finish towel radiator and pvc double glazed side window.

### Bedroom Two

10'7 x 8'7 (plus door recess)

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

### Bedroom Three

11'9 x 6'11 (less furniture)

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

### Bedroom Four

7'1 x 6'9 plus 7'0 x 3'9

Pvc double glazed front window, central heating radiator and storage cupboard.

### Shower Room

Shower cubicle, wash hand basin with vanity unit and mixer tap, close coupled wc, chrome finish towel radiator and pvc double glazed side window.

## OUTSIDE

### Integral Double Garage

17'4 x 16'0

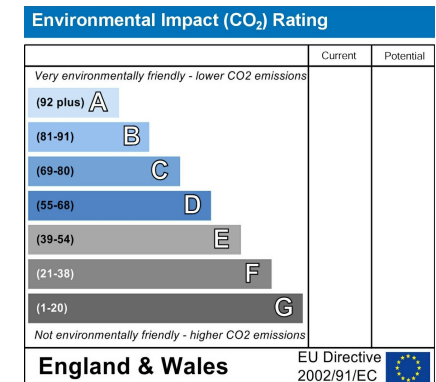
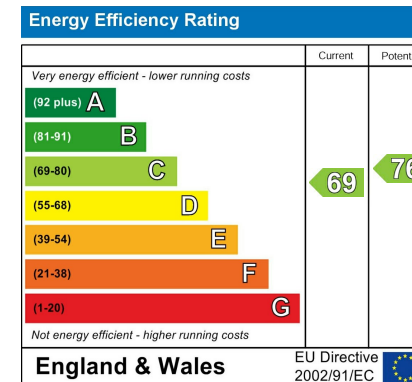
Sub-divided with loft storage, twin up and over doors, power and light, plumbing for an automatic washing machine, Belfast type sink and Viessmann gas fired central heating boiler.

### Gardens

The property stands in a larger than average plot with a block paved driveway, front and side garden areas, a covered patio area at the rear, lawn and flower beds. Greenhouse, pergola, garden shed and cabin.

### 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

