jordan fishwick

33 Hawthorn Drive, Glossop, SK13 7DB

£475,000

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- **2018 Built Detached Family House**
- **Four Bedrooms & Two En-Suites**
- **EPC B & Council Tax E**
- **Integral Garage**
- **Freehold**

** SEE OUR VIDEO TOUR ** A well presented detached family home, located on the highly sought after Laurel View development, constructed in recent years by award-winning housebuilder Taylor Wimpey. Briefly comprising of an entrance hall, downstairs wc, an 18ft lounge, separate dining room and stylish breakfast kitchen with granite tops and appliances. Upstairs there are four bedrooms, two with their own en-suite shower rooms and the main family bathroom. Double driveway, integral garage and gardens. Energy Rating B

GROUND FLOOR

Entrance Hall
Double glazed composite front door, central heating radiator, spindled stairs leading to the first floor, door to the garage and doors leading off to:

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

Lounge
18'4 x 10'10
Pvc double glazed front window, two central heating radiators, double opening doors leading through to:

Dining Room
9'8 x 9'8
Four column central heating radiator and pvc double glazed patio doors leading our to the rear garden.

Breakfast Kitchen
16'9 x 9'8
A range of fitted shaker style kitchen units including base cupboards and drawers, integrated dishwasher and washing machine, polished Granite tops with an inset one and a half bowl stainless steel sink and mixer tap, integrated fridge/freezer, split level AEG electric oven, microwave and five ring gas hob with filter hood over, matching wall cupboards and pelmet lighting, island with polished Granite top and breakfast bar, central heating radiator, pvc double glazed rear window and patio doors.

FIRST FLOOR

Landing
Linen and airing cupboard, access to the loft space, central heating radiator and doors leading off to:

Master Bedroom
12'11 (to robes) x 10'11 (max)
Pvc double glazed front window, central heating radiator, fitted wardrobes and door to:

En-Suite Shower Room
Shower cubicle, half pedestal wash hand basin with mixer tap and close coupled wc, central heating radiator and pvc double glazed side window.

Bedroom Two
12'0 (plus robes) x 9'4 (plus door rec)
Two pvc double glazed front windows, central heating radiator, wardrobe and door to:

En-suite Shower Room
Shower cubicle, half pedestal wash hand basin with mixer tap and close coupled wc, central heating radiator and pvc double glazed side window.

Bedroom Three
10'3 x 8'10
Pvc double glazed rear window and central heating radiator.

Bedroom Four
10'3 x 8'5
Pvc double glazed rear window and central heating radiator.

Bathroom
A white suite including a panelled bath with mixer tap, half pedestal wash hand basin with mixer tap, close coupled wc, central heating radiator and pvc double glazed rear window.

OUTSIDE

Integral Garage
15'10 x 8'4
Up and over door, power and light, Ideal gas fired combination boiler.

Gardens
The property has a front lawn, double driveway and enclosed rear garden with a lawn and patio/gravelled areas.

Our ref: Cms/cms/1125/25

Agents Notes - HMRC Directive
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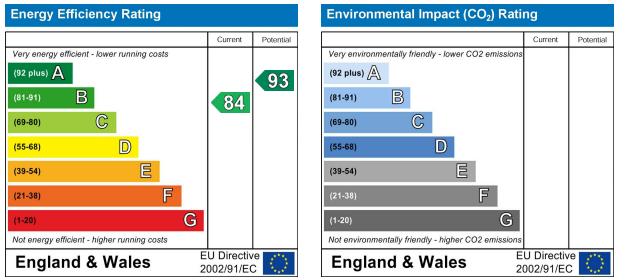

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