



**jordan fishwick**

5 HIGH MEADOWS GLOSSOP SK13 6PL

**£415,000**

## 5 HIGH MEADOWS GLOSSOP SK13 6PL

**\*\* SEE OUR VIDEO TOUR \*\*** A 1999 Barratt Homes built detached family house, enjoying a cul-de-sac position on this popular development in Simmondley, immaculately presented throughout and guaranteed to impress! Briefly comprising of an entrance hall, downstairs wc, a 17ft through lounge with patio doors and a stunning shaker style kitchen with appliances, Quartz tops and opening through to the bright orangery addition which has bifold doors and an atrium roof. Upstairs there are three bedrooms all with fitted wardrobes, the master with an en-suite shower room and a family bathroom. Driveway, detached garage and private gardens. Energy Rating

### GROUND FLOOR

#### Entrance Hall

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

#### Downstairs Wc

A white close coupled wc, corner wash hand basin with mixer tap and vanity unit, chrome finish towel radiator and pvc double glazed front porthole window.

#### Through Lounge

15'8 x 10'1

Pvc double glazed front window, two central heating radiators, feature Limestone fireplace with gas living flame coal effect fire, pvc double glazed patio doors leading out to the rear garden.

#### Dining Kitchen

13'1 x 7'5 plus 9'11 x 8'2

A comprehensive range of fitted shaker style kitchen units including base cupboards and drawers, integrated dishwasher and washing machine, white Quartz tops with an inset one and a half bowl stainless steel sink and mixer tap, instant boiling water tap, breakfast bar, split-level electric double oven, microwave oven and induction hob, filter hood and matching wall cupboards, integrated larder fridge and freezer, pvc double glazed front window, central heating radiator, understairs cloaks cupboard and opening through to:

#### Orangery

13'2 x 9'3

Pvc double glazed windows and atrium roof light, bi-fold opening doors and central heating radiator.

### FIRST FLOOR

#### Landing

Pvc double glazed rear window and doors leading off to:

#### Master Bedroom

13'2 (less robes) 8'8

Two pvc double glazed front windows, central heating radiator, fitted wardrobes and door to:

#### En-Suite Shower Room

A modern suite including a shower cubicle with power shower, wash hand basin with mixer tap and vanity unit, low level wc, pvc double glazed side window and chrome finish towel radiator.

#### Bedroom Two

10'0 x 8'8 (plus door recess)

Pvc double glazed front window, central heating radiator, fitted wardrobes with mirror doors and storage cupboard.

#### Bedroom Three

7'0 x 6'9 (less robes)

Pvc double glazed rear window, central heating radiator, fitted wardrobes and over bed storage.

#### Bathroom

A white three piece suite including a panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity unit, close coupled wc, central heating radiator and pvc double glazed rear window.

### OUTSIDE

#### Detached Garage

17'4 x 8'3 (max)

Up and over door, power and light, rear personnel door.

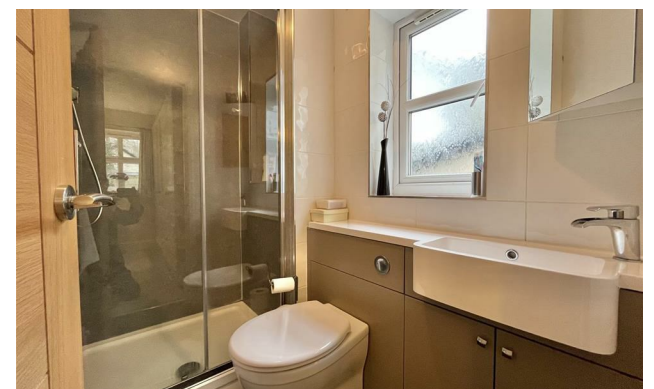
#### Gardens

The property has an artificial front lawn, a double length driveway and private rear garden with patio area, artificial grass and flower beds.

Our ref: Cms/cms/0210/2026

#### Note - Anti Money Laundering

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	73
(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	