



jordanfishwick

9 GLOUCESTER WAY GLOSSOP SK13 8RZ
Offers Over £450,000

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**** SEE OUR VIDEO TOUR **** Standing at the head of a cul-de-sac on the popular Shirebrook Park development and with sunny South facing private gardens, this four bedroom detached family home is guaranteed to impress! Briefly the living space includes an entrance hall, a front lounge, there is a large conservatory and as is the current trend for open plan living, the current owners have reconfigured the dining room, breakfast area and newly refitted kitchen to create a wonderful space. Upstairs there are four bedrooms, an en-suite shower room and a recently refitted main family bathroom. An attached garage and parking for two cars. Energy rating

GROUND FLOOR

Entrance Hall

Pvc double glazed front door, central heating radiator, spindled stairs leading to the first floor, understairs storage and doors leading off to the garage and:

Lounge

16'2" x 11'6"

Pvc double glazed front oriel bay window, central heating radiator, two wall light points, tv aerial point, Contura muliti-fuel inset stove and stone effect fireplace.

Through Dining Room & Kitchen

26'10" x 12'2"

A stylish, newly fitted kitchen finished in grey and including base cupboards, integrated dishwasher, marble-effect worktops over with an inset single drainer sink unit and mixer tap, split level electric double oven and central island with base cupboards, drawers and breakfast bar, ceramic hob and filter hood over, matching wall cupboards, integrated fridge freezer, central heating radiator, pvc double glazed rear window and twin patio doors through to:

Conservatory

17'5" x 11'8"

Pvc double glazed windows and doors out to the rear garden, tiled floor and electric heater.

FIRST FLOOR

Landing

Pvc double glazed side window, storage cupboard, access to the loft space and doors leading off to:

Master Bedroom

10'11" x 10'9"

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

En-Suite Shower Room

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

Bedroom Two

9'7" x 8'5" (plus door recess)

Pvc double glazed rear window and central heating radiator.

Bedroom Three

8'11" x 6'7"

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

Bedroom Four

7'8" x 6'5"

Pvc double glazed front window and central heating radiator.

Bathroom

a white three piece suite including a panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, close coupled wc, chrome finish towel radiator

OUTSIDE

Attached Garage

Up and over door, power and light, Worcester gas fired combination boiler.

Gardens

The property has a block paved driveway with space for at least three cars and there is an enclosed rear garden with patio areas, lawn and flower beds.

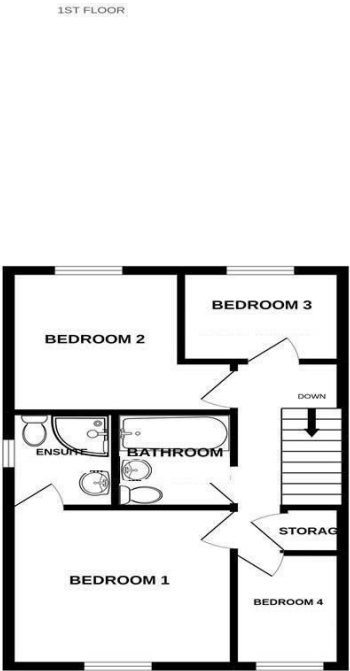
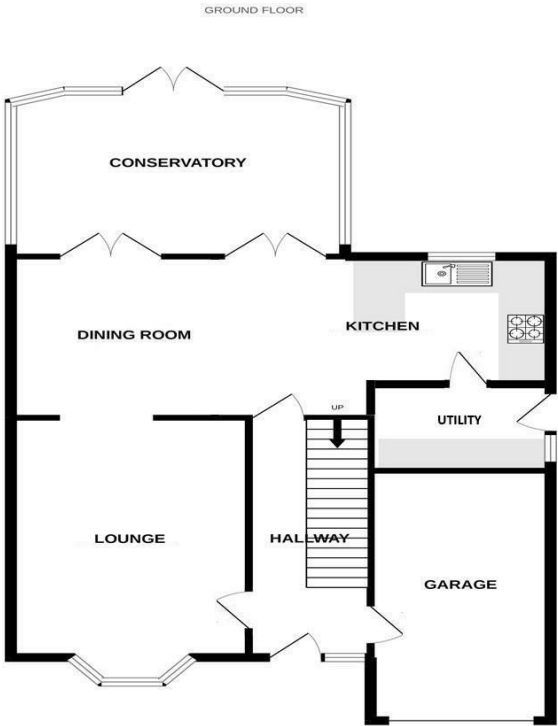
Our Ref: CMS/cms07/27/26

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Utility Room

8'01 x 5,08



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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	