



10 The Croft, Hadfield, Glossop, Derbyshire, SK13 1HN

Built in the early 1980's by Egerton and more recently extended by the current owners, this semi-detached family home affords well proportioned living space, on a popular development, just a short distance from Hadfield shops, the railway station and the Longdendale Trail. Briefly comprising off an enclosed front porch, front lounge, dining room and conservatory, modern kitchen with Quartz tops, Bosch appliances and a useful utility room. Upstairs there are four bedrooms, a refitted bathroom and modern en-suite shower room. Parking for two cars, garage storage, EV charger, low maintenance split-level rear garden and garden room. Energy rating

£350,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

GROUND FLOOR

Enclosed Porch

Composite front door, central heating radiator and door leading through to:

Lounge

12'3 (plus stairs) x 11'9

Pvc double glazed front oriel bay window, two central heating radiators, stairs to the first floor, laminate wood flooring and archway through to:

Dining Room

10'1 x 7'4

Central heating radiator, laminate wood flooring, door to the kitchen and double glazed patio doors leading through to:

Conservatory

8'8 x 7'11

Pvc double glazed windows and door out to the rear garden.

Kitchen

10'1 x 7'10

A range of fitted high gloss finish, handleless kitchen units including base cupboards and drawers, corner carousel unit, integrated Fisher & Paykel Double drawer dishwasher, built-in Bosch electric oven, polished Quartz work

tops over with an inset stainless steel sink and flexible mixer tap, Bosch induction hob and filter hood, matching wall cupboards with pelmet lighting, Bosch microwave, pvc double glazed rear window, central heating radiator, understairs recess, door to:

Utility Room

10'7 x 8'2

Worcester gas fired condensing boiler, plumbing for an automatic washing machine, tiled floor, door to the garage and composite external rear door.

FIRST FLOOR

Landing

Built-in linen cupboard and doors leading off to:

Master Bedroom

13'7 x 8'2

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

En-Suite Shower Room

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

Bedroom Two

12'5 x 8'10

Pvc double glazed front window and central heating radiator.

Bedroom Three

9'6 x 8'10

Pvc double glazed rear window and central heating radiator.

Bedroom Four

8'4 x 6'5 (less robes & bulkhead)

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

Bathroom

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

OUTSIDE

Garage Storage

9'0 x 7'10

Electric remote controlled roll over door,, power and light. Pod Point EV charger.

Garden Room

10'8 x 8'9

Double glazed windows and door.

Gardens

There is off road parking space at the front for two cars and there is a private, split-level rear garden with raised patio area and pergola.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC





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