



**jordan fishwick**

3 HIGH BANK ROAD GLOSSOP SK13 8SU

**£550,000**

## 3 HIGH BANK ROAD GLOSSOP SK13 8SU

**\*\* SEE OUR VIDEO TOUR \*\*** Adjoining open countryside and enjoying a secluded cul-de-sac location on the fringe of Shirebrook Park, a 1980's, Jones built detached family house, offering bright living space all of which is guaranteed to impress! Briefly comprising of an entrance hall, through lounge and dining area with wood burning stove, an L-shaped breakfast kitchen with range cooker, utility room, downstairs wc and huge conservatory with six seater hot tub. Upstairs there is a master bedroom with fitted wardrobes and an en-suite shower room, three further bedrooms and a family bathroom. Integral garage, and private gardens all taking full advantage of the surrounding hill views. Energy Rating D

### GROUND FLOOR

#### Entrance Hall

Composite front door, stairs to the first floor, central heating radiator, understairs cupboard and door leading off to:

#### Lounge

17'3 x 11'10

Pvc double glazed oriel front bay and side windows, central heating radiator, fireplace with wood burning stove and opening through to:

#### Dining Area

11'4 x 8'10

Pvc double glazed rear window and patio doors leading out to the side, central heating radiator and door to:

#### Breakfast Kitchen

13'7 x 12'9 plus 13'4 x 8'0

Breakfast area with central island unit with Granite top and breakfast bar, dresser unit with larder cupboards, pvc double glazed patio doors leading through to the conservatory and opening through to the kitchen area with a range of fitted base cupboards and drawers, integrated dishwasher, Granite/solid wood block tops over with a Belfast type sink and mixer tap, Stoves range cooker and filter hood, wall cupboards, pvc double glazed rear window and door to:

#### Utility Room

Base cupboards, plumbing for an automatic washing machine, work tops over with an inset white enamelled sink and mixer tap, wall cupboards, central heating radiator, pvc double glazed external side door and door to:

#### Downstairs Wc

A white close coupled wc and pedestal wash hand basin, central heating radiator.

#### Conservatory

15'10 x 15'6

Pvc double glazed windows and two sets of patio doors, Sunrise Spa six seater hot tub, fan lights and tiled floor.

### FIRST FLOOR

#### Landing

#### Master Bedroom

15'4 x 10'1 (plus robes)

Pvc double glazed front and side windows, central heating radiator and fitted wardrobes with mirror doors, door to:

#### En-Suite Shower Room

Shower Cubicle with Mira shower pedestal wash hand basin and close coupled wc, central heating radiator and pvc double glazed side window.

#### Bedroom Two

11'10 x 10'9

Pvc double glazed front window, central heating radiator and built-in wardrobe.

#### Bedroom Three

11'10 x 7'10

Pvc double glazed rear window and central heating radiator.

#### Bedroom Four

7'9 x 7'8

Pvc double glazed rear window and central heating radiator, access to the loft space.

#### Bathroom

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

### OUTSIDE

#### Integral Double Garage

17'8 x 16'9 (max meas)

Twi up and over doors, power and light, Worcester gas fired central heating boiler.

Our ref: Cms/cms/0423/26

#### Gardens

#### Note - Anti Money Laundering

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	