





# 8 Gawsworth Close, Hadfield, Glossop, Derbyshire, SK13 1QT

**\*\* SEE OUR VIDEO TOUR \*\*** Enjoying a cul-de-sac location on the sought after, Jones Homes built, The Moorlands development, in the heart of Hadfield, an immaculately presented detached family home offered for sale with No Onward Chain. Briefly the property, which has only recently been redecorated and with newly fitted carpets, comprises a front porch, entrance hall, through lounge and dining area, a fitted breakfast kitchen, utility room and large conservatory. Upstairs there are four bedrooms, an en-suite shower room and main bathroom. Integral garage, double driveway and enclosed gardens. Energy Rating D

## £435,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### GROUND FLOOR

##### Enclosed Front Porch

Pvc double glazed front door and windows, tiled floor and door through to:

##### Entrance Hall

Laminate wood flooring, central heating radiator, stairs to the first floor, doors to the garage and:

##### Lounge

14'0 x 11'3 (plus bay)

Pvc double glazed front bay window, central heating radiator, gas pebble effect fire and feature fireplace, opening through to:

##### Dining Area

9'5 x 7'4

Rear window, central heating radiator and door to:

##### Breakfast Kitchen

16'2 x 8'10

A range of fitted kitchen units including base cupboards and drawers, integrated fridge, pan drawers, work tops over with an inset single drainer one

and a half bowl stainless steel sink unit and mixer tap, a split-level double oven, five ring gas hob and filter hood, larder cupboard, matching wall cupboards, central heating radiator, pvc double glazed rear window, tiled floor, double glazed patio doors leading through to the conservatory and door to:

##### Utility Room

Pvc double glazed external side door and window, plumbing for an automatic washing machine and dishwasher, central heating radiator, stainless steel sink and mixer tap, wall cupboards and understairs cupboard.

##### Conservatory

14'7 x 12'0 (max meas)

Pvc double glazed windows and doors to the garden, tiled floor, central heating radiator and electric heater.

#### FIRST FLOOR

##### Landing

Airing cupboard and doors leading off to:

##### Master Bedroom

14'4 (plus bay) x 8'4

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

### En-Suite Shower Room

Travertine tiling, corner shower cubicle, wash hand basin with vanity unit and mixer tap, close coupled wc, chrome finish towel radiator and pvc double glazed front window.

### Bedroom Two

9'11 x 8'3

Pvc double glazed front window, central heating radiator and laminate wood flooring.

### Bedroom Three

9'1 x 6'0 plus 5'3 x 2'11

Pvc double glazed rear window and central heating radiator.

### Bedroom Four

8'10 x 8'8

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

### Bathroom

A white three piece suite including a panelled bath with mixer tap, Mira electric shower over and shower screen, pedestal wash hand basin with mixer tap, close coupled wc, chrome finish towel rail/three column radiator, pvc double glazed front window.

### OUTSIDE

#### Integral Garage

15'8 x 8'10

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

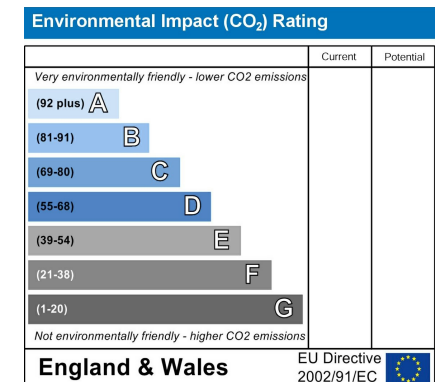
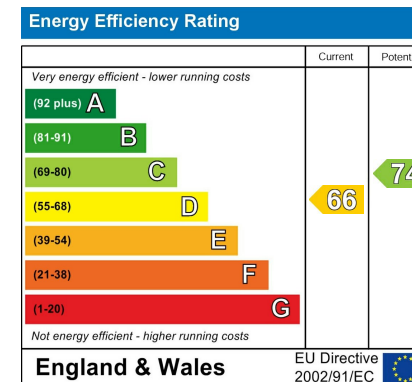
### Gardens

The property has a front garden, a double width driveway and an enclosed rear garden with two patio areas and lawn.

Our ref : Cms/cms/1024/25

### Agents Notes - HMRC Directive

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





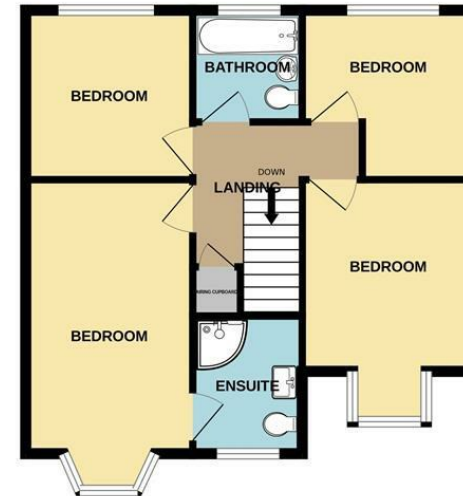




GROUND FLOOR



1ST FLOOR



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