

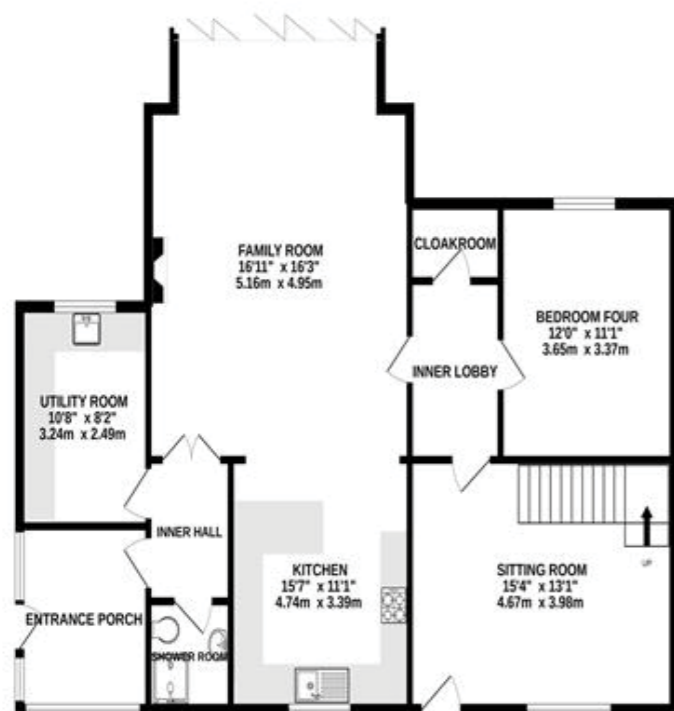
# MAPLE HOUSE

Combs Road, Combs

£550,000

GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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THE AREAS LEADING ESTATE AGENCY

Chapel-En-Le-Frith

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A well appointed family home surrounded by impressive gardens overlooking surrounding countryside to all sides. With generous and well proportioned rooms throughout including a modern kitchen family room with bi-folding doors opening onto the rear garden. There is also a separate sitting room and the property benefits from three bath/shower rooms including an en-suite to master bedroom.

**GASCOIGNE HALMAN**

- Impressive Views to Front and Rear
- Four Bedrooms
- Two Reception Rooms

- Three Bathrooms
- Generous Gardens
- Modern Kitchen Family Room

£550,000

MAPLE HOUSE

Combs Road, Combs



In a little more details, the accommodation on offer comprises, to the ground floor, an entrance porch with double glazed windows to the front and side, entrance hall with shower room off which includes WC, wash basin and shower cubicle, also from the entrance hall is the former kitchen which serves as a large utility room. The kitchen family room has a well appointed kitchen with a range of fitted wall and base units in white with contrasting black worktops over and integrated appliances. The breakfast bar is in matching black top with pop up electric sockets. The family area has a multi fuel stove and double glazed bi-folding doors opening on to the garden. Off the kitchen family room is an inner hall

providing access to bedroom four looking over the garden and the sitting room with bay window to the front and staircase leading the the first floor. The first floor houses the master bedroom with fitted wardrobes and ensuite bathroom complete with bath with shower over and glass screen, WC and wash basin, bedroom two also has fitted wardrobes and looks out over the garden to the rear. There is bedroom three which looks to the front and the family bathroom housing bath, WC and wash basin with tiled splash backs. Externally the property is accessed via a sweeping driving which extends to the side of the house and provides ample off road parking, there is also space for a garage to be erected (subject to relevant consents).

The gardens to the front comprise mature well stocked flowerbeds, shrubs and trees. There is space for sheds and greenhouse to the side. The rear garden has a large lawned area with climbing frame and flanked by flowerbeds and enclosed by timber fencing backing on to fields. There is also a landscaped boarder with pathway leading through well maintained flowerbeds.

LOCATION

Combs is a small and popular village just outside Chapel-en-le-Frith which lies within the Peak District National Park. The picturesque village is surrounded by agricultural farmland, gritstone edges and moorland including Combs Moss and Castle Naze, a prehistoric settlement site. Combs Primary

School caters for infants and has around 30 pupils. The village pub is called the Beehive and provides a hub for the community in the centre of the village.

DIRECTIONS

SK23 9UW for your Sat Nav

TENURE

To be verified by you solicitor  
SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

High Peak Borough Council

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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