



**GASCOIGNE
HALMAN**

Sovereign Way, Chapel-En-Le-Frith, High Peak
Asking Price £390,000

THE AREA'S LEADING ESTATE AGENCY



A beautifully presented four bedroom detached home on a popular, modern development with integral garage. The property offers well proportioned accommodation with a bay fronted lounge and kitchen diner to the ground floor; a generous master bedroom with ensuite shower room, and three further bedrooms and family bathroom on the first floor. In addition to the living accommodation there is the benefit of a utility room and downstairs W/C. There are contemporary fittings throughout including the kitchen and both bathrooms as well as an attractive Juliette balcony off the master bedroom. An integral garage provides useful storage and provides an opportunity to covert into another reception room subject to any relevant planning consents.

Located in a convenient position within easy reach of nearby supermarkets, there are footpaths which take you to the Market Place and a number of local amenities including cafes, restaurants, doctors and dentist to name a few.

Property details

- Four Bedroom Detached
- Ensuite to Master Bedroom
- Integral Garage
- Popular Development
- Utility Room
- Viewing Recommended



About this property

In a little more detail, the accommodation on offer comprises an entrance hallway with space for cloaks and shoe storage which opens into the lounge with double glazed bay window to the front and staircase leading to the first floor. The kitchen diner has a range of modern, high gloss wall and base units with wood effect worktops over, inset stainless steel sink and integrated appliances. There is an under stairs pantry cupboard with fitted shelving and space for a dining table and double glazed bay with double doors opening onto the garden. There is a utility room with plumbing for washing machine and access to the downstairs WC with wash basin. The first floor has a landing with useful storage cupboard, master bedroom with double glazed window and Juliette balcony looking out to the front and ensuite shower room comprising WC, wash basin and shower cubicle with glass screen and tiled splashbacks. Bedrooms three and four look out to the rear over the garden and bedroom two looks out to the front. These three bedrooms are served by the family bathroom complete with WC, wash basin and bath with shower over, glass screen and tiled splashbacks.

Externally there is a small garden to the front and driveway providing off road parking for two cars and access to the garage via up and over door to the front. The rear garden has a paved patio seating area leading onto the garden which is mainly laid lawn, with summer house, surrounded by flowerbeds and raised flowerbeds, all enclosed by timber fencing.









DIRECTIONS

SK23 0RJ

COUNCIL TAX BAND

D

TENURE

Leasehold

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.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Copper wire

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

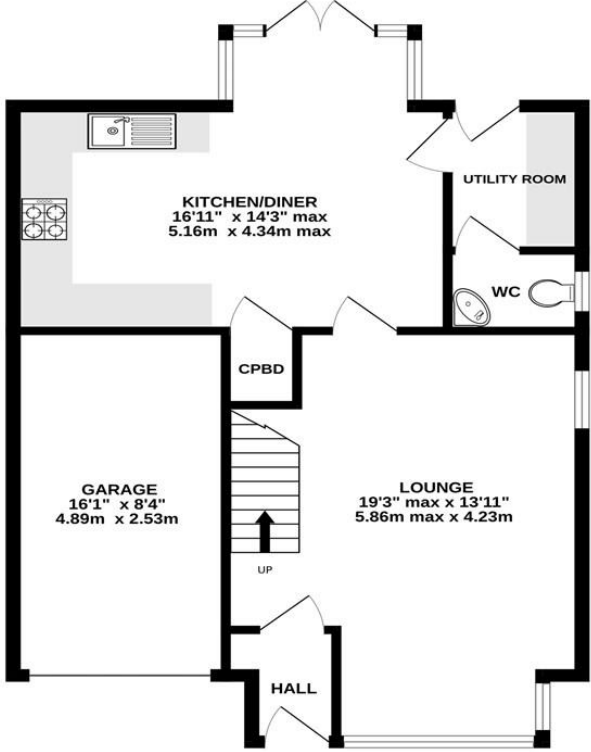
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

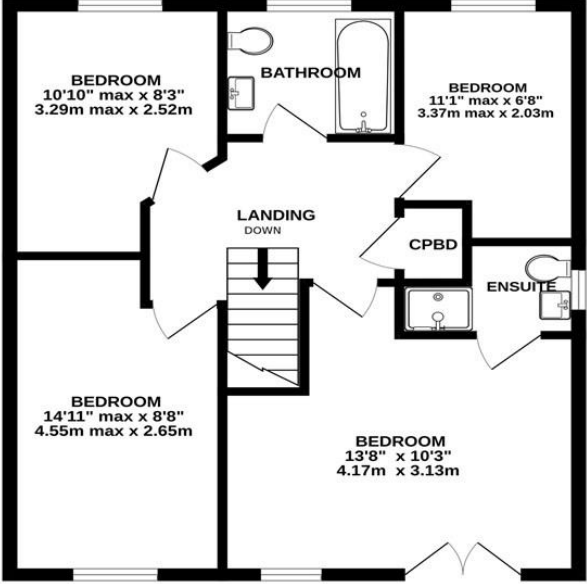
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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