



**GASCOIGNE
HALMAN**

Downlee Close, Chapel-En-Le-Frith, High Peak
Asking Price £695,000

THE AREA'S LEADING ESTATE AGENCY



A very well presented and beautifully maintained, substantial detached home in a popular and quiet cul de sac location. The property offers generous living accommodation with three separate reception rooms and additional sun room with built in bar overlooking the garden to the rear and modern kitchen and bathrooms. In addition there are four double bedrooms including a master suite with fitted dressing room and impressive ensuite.

There is plenty of space for off road parking and detached garage to the front and large rear garden and orchard.

The property is conveniently located for access to the town centre and only a short walk to the high school making it an ideal property for families.

Property details

- Four Bedroom Detached Home
- Extensive Gardens Including Orchard
- Three Reception Rooms
- Sun Room
- Master Bedroom with Ensuite and Dressing Room
- Detached Garage
- Cul de sac Location
- Convenient for High School
- Lift Access to First Floor



About this property

In a little more detail the accommodation on offer comprises a porch opening into the reception hallway with arch leading to the dining room. The lounge is a dual aspect room with fireplace and doors opening into the sun room which has a fitted bar and double glazed doors opening into the garden. There is a snug/home office looking out to the front and modern fitted kitchen with a range of fitted wall and base units in a Shaker style with breakfast bar and space for a dining table. There is also a doorway giving access to the lift at ground floor level. Off the kitchen is the utility room with further storage, plumbing for washing machine and access door to the side.

The first floor has a spacious landing and four double bedrooms. The master bedroom has a fitted dressing room, first floor lift access and the ensuite complete with shower cubicle with glass scree, WC and wash basin, all complimented by tiled walls and flooring. The family bathroom is a similarly attractive and modern suite with shower cubicle, WC, wash basin and separate bath.

Externally there is a garden to the front and driveway providing off road parking for numerous vehicles and access to the detached garage via up and over door to the front. The rear garden is a beautifully manicured with mature flowerbeds throughout interspersed by various shrubs and trees. There is a raised bed vegetable plot and gateway through to the public footpath and onto the orchard.











DIRECTIONS

SK23 9TR

COUNCIL TAX BAND

G

TENURE

Freehold

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		
81-91	B		
69-80	C	71 C	76 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?

Yes

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Yes

SOURCES OF FLOODING

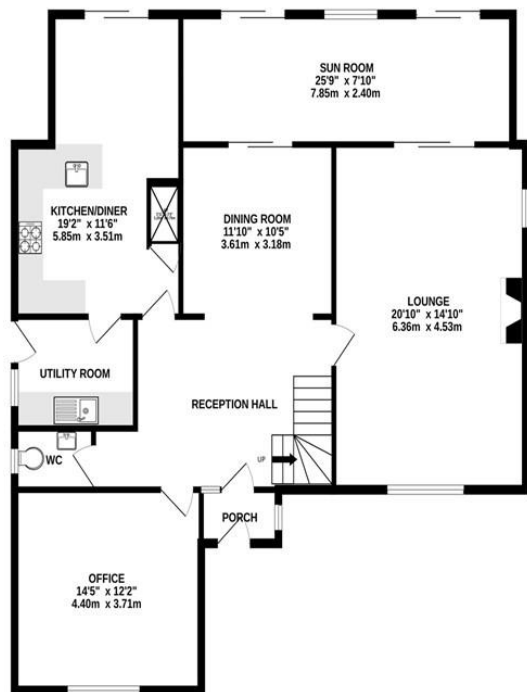
Ask Agent

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.

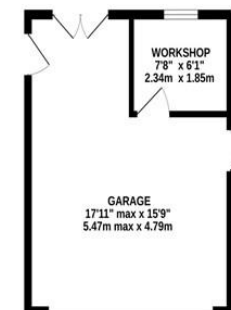
GROUND FLOOR
1298 sq.ft. (120.6 sq.m.) approx.



1ST FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



GARAGE
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 2583 sq.ft. (240.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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