



**GASCOIGNE
HALMAN**

St. Anns Close, Chapel-En-Le-Frith, High Peak
Asking Price £750,000

THE AREA'S LEADING ESTATE AGENCY



A stunning family home located at the head of a quiet cul de sac in a popular part of the town. The property has been beautifully and painstakingly developed by the current owners creating spacious living areas combined with high quality fitting throughout. The focal point of this home is the kitchen family room which extends to over 10 metres, opening on to the rear garden. This is complimented by four further reception rooms and a utility and laundry room. The first floor includes the family bathroom and five bedrooms, two of which have an ensuite facilities.

Sitting on a generous plot, there is a large driveway to the front providing plenty of off road parking and a detached double garage. The rear garden has been landscaped to create a private, low maintenance space and has an access on to Eccles Road to the rear.

Located on St Anns Close, there is easy access to the High School as well as the town centre and the many amenities it has to offer. The access to Eccles Road also means the nearby countryside is also only a short away.

Property details

- Stunning Family Home
- Five Bedrooms with Two Ensuite
- Four Reception Rooms
- Fabulous Kitchen Family Room
- High Quality Fittings Throughout
- Detached Double Garage
- Cul de Sac Location



About this property

In a little more detail, the property is entered into the hallway with staircase leading up to the galleried landing. The lounge has a bay window to the front and solid fuel stove. The kitchen family room is a spectacular space with doors opening onto the rear garden, skylight windows allowing plenty of light into the room and a range of quality units, island, and appliances. There is an abundance of space for a dining and lounge area warmed by a solid fuel stove. Off the kitchen is the utility room, downstairs shower room and laundry room. The additional reception room could have a variety of uses and are currently used as a play room, dining room and additional sitting room.

The first floor has the spacious landing with double glazed window to the front and glass balustrade. Each bedroom has great views either to the front up to Castle Naze or to the rear over Eccles Road. The master bedroom with bay window to the front and ensuite shower room complete with WC, wall mounted wash basin with vanity unit and shower cubicle with glass screen. Bedroom two also has an ensuite including WC, wash basin and shower cubicle. There are three further bedrooms served by the family bathroom which has a four piece suite comprising WC, wash basin in vanity unit, bath and corner shower with glass enclosure.

Externally there is a large driveway sweeping around the front of the house laid with Tarmac and stone cobbled perimeter. A detached double garage has power and lighting and there is a stone paved front patio seating area. The rear garden has a large paved patio leading to an artificial grass lawn surrounded by mature raised flowerbeds.















DIRECTIONS

SK23 9SG

COUNCIL TAX BAND

F

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	72 C	79 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

Fibre to the premises

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

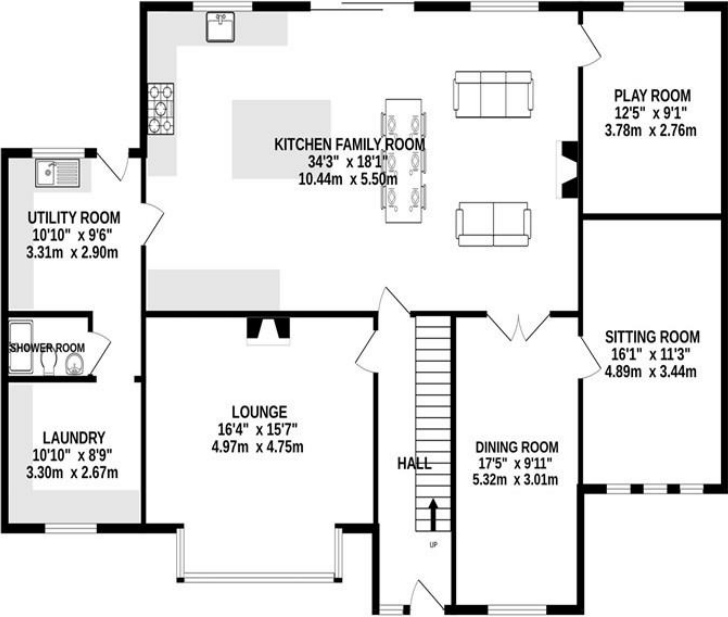
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

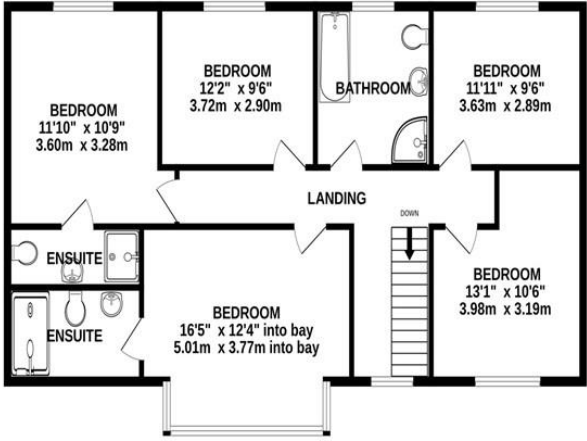
No

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
1721 sq.ft. (159.9 sq.m.) approx.



1ST FLOOR
1037 sq.ft. (96.3 sq.m.) approx.



TOTAL FLOOR AREA : 2757 sq.ft. (256.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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