



1 Brook Fold, Chapel-en-le-Frith

£480,000 Freehold

Four Bedroom Detached House • Modern Kitchen With Built In Appliances • En- Suite To Bedroom One • Two Reception Rooms/Utility Room/Boot Room • Conservatory • Large Rear Garden Space • Driveway Parking For Two Vehicles • Sought After Location • Close To Town Centre And Local Amenities • Gas Central Heating/Double Glazing • Air Conditioning C



ESTATE & LETTING AGENTS



Approximate total area⁽¹⁾

77.4 m²
832 ft²

Reduced headroom

0.5 m²
5 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area⁽¹⁾

121.4 m²
1314 ft²

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area⁽¹⁾

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Hallway

6' 0" x 7' 11" (1.84m x 2.42m)

The hallway features a composite front door, real wood flooring, staircase with contemporary glass balustrade leading to first floor, cupboard suitable for storing shoes and coats, double radiator, cornicing and flush ceiling lights.

Lounge

15' 1" x 16' 11" (4.60m x 5.15m)

Large double glazed uPVC bay window to the front elevation of the property, wooden flooring, double radiator and an additional anthracite vertical radiator, ceiling-mounted spotlights, cornicing, large under-stairs storage cupboard.

Kitchen / Diner

24' 10" x 9' 3" (7.56m x 2.82m)

Double glazed uPVC window to the rear elevation and French doors leading into the conservatory, the kitchen offers matching white high-gloss wall and base units and Quartz worktops, Integrated appliances include a Neff induction hob, Airforce extractor hood, two Neff 'Slide & Hide' single ovens and grills, and an integrated dishwasher, recess ceiling downlights, wooden flooring, breakfast bar, with seating for two and a anthracite vertical radiator.

Conservatory

9' 9" x 8' 10" (2.97m x 2.68m)

Double glazed uPVC conservatory with a glazed roof, laminate flooring, ceiling light with fan, doors opening onto the patio area.

WC

2' 9" x 5' 9" (0.83m x 1.76m)

Double glazed uPVC window with privacy glass to the front elevation, fitted with a white low level push-flush WC and a vanity sink with chrome taps and storage below, wooden flooring, ceiling pendant light and a radiator.

Utility Room

5' 1" x 9' 1" (1.55m x 2.76m)

Composite door with privacy glass and cat flap to the rear elevation, matching Shaker style blue wall and base units with laminate worktops, stainless steel sink with chrome mixer tap over, one piece splashback, space for an American-style fridge/freezer, washing machine and tumble dryer, tiled flooring, loft access to a small loft space, ceiling spotlight.

Boot Room

8' 1" x 9' 10" (2.46m x 3.00m)

Double glazed uPVC door with privacy glass to the side

Landing

2' 9" x 9' 10" (0.84m x 3.00m)

Carpeted staircase from the ground floor, access to the loft space, pendant light fitting.

Bedroom One

11' 11" x 9' 6" (3.63m x 2.89m)

Double glazed uPVC window to the rear elevation, radiator, carpeted flooring, pendant light fitting.

En-Suite

5' 8" x 5' 4" (1.73m x 1.63m)

Fully tiled walls, glass walk-in shower cubicle with chrome mixer shower, white low level push-flush WC, vanity unit with a white oval counter set sink with contemporary chrome mixer tap over and storage cupboards below, ladder radiator and an extractor fan.

Bedroom Two

12' 0" x 8' 8" (3.66m x 2.64m)

Two double glazed uPVC windows to the front elevation, built-in wardrobes with part mirrored doors, radiator, carpeted flooring and a ceiling pendant light fitting.

Bedroom Three

9' 1" x 7' 3" (2.76m x 2.22m)

Two double glazed uPVC windows to the front elevation, radiator, carpeted flooring and a ceiling pendant light fitting.

Bedroom Four

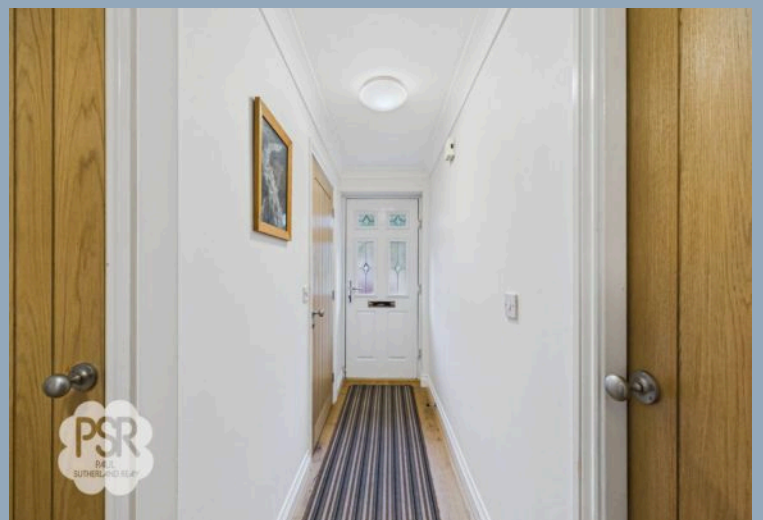
9' 1" x 6' 5" (2.76m x 1.96m)

Double glazed uPVC window to the rear elevation, radiator, carpeted flooring and a ceiling-mounted spot light fitting.

Bathroom

6' 0" x 7' 1" (1.82m x 2.17m)

Double glazed uPVC window with privacy glass to the side elevation, white bathroom suite comprising; panelled bath with a chrome mixer tap and shower over, low level push-flush WC, oak vanity unit with chrome mixer tap over, storage cupboards below, tiled walls and floor, chrome ladder radiator, and recess ceiling lights.





REAR GARDEN

A paved patio area with space for table and chairs, large lawned area with banked flower bed and dry stone wall to the end. Established planting and bushes, wooden fenced borders, paved pathway leading to the front of the property.

FRONT GARDEN

Lawned garden with boarder planting. Individual hedgerow bushes to the front.



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