



## 4 Frood Close

Chapel-en-le-Frith, SK23 0JS

£329,950



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Situated at the end of a small cul de sac, this three bedroom, two bathroom detached family home has been improved and upgraded to an excellent standard by our clients. Benefitting from combi gas fired central heating and sealed unit double glazing throughout and having a superb kitchen with granite work surfaces and integrated appliances. The property benefits from a fully insulated garage conversion creating an excellent home office or gymnasium. There are good size lawned gardens to the front and rear and at the front is off road parking for a number of vehicles. This family home should be viewed internally to be fully appreciated.

## DIRECTIONS:

From our Buxton office turn right and bear right at the roundabout. Proceed along Station Road and travel straight across the next roundabout and turn left at the following two roundabouts into Fairfield Road. Proceed out of Buxton on the A6 for several miles travelling through the village of Dove Holes and bearing left at the next roundabout. Follow the signs for A6 north which becomes a dual carriageway and turn left at the roundabout and left again at the next roundabout into Hayfield Road. Take the second right turning into South Head Drive and Frood Close is a cul de sac on the right hand side. The property is clearly identified by our For Sale board.

## GROUND FLOOR

### Entrance Hall

7'7" x 3'1" (2.31m x 0.94m)

Double radiator and stairs to first floor.

### Cloakroom

5'1" x 2'9" (1.55m x 0.84m)

Fitted with a low level suite wc and pedestal wash hand basin. Frosted sealed unit double glazed window, tiled flooring and stainless steel heated towel rail.

### Lounge

16'7" x 12'4" (5.05m x 3.76m)

With a feature cast iron log burning stove with granite hearth, sealed unit double glazed bay window to front, television aerial point, telephone point and two double radiators. Wood effect flooring and glazed double doors leading through to the dining kitchen.

### Kitchen

15'5" x 11'2" (4.70m x 3.40m)

Fitted with an excellent quality range of base and eye level units with granite work surfaces incorporating a 1 1/2 bowl stainless steel sink unit with splashbacks. With integrated Bosch 5 ring stainless steel gas hob with Bosch stainless steel extractor over. With integrated larder fridge, integrated dishwasher and space for a larder freezer. Wall mounted cupboard with Vaillant combination hot water and central heating boiler. Good size under stairs storage pantry. Double radiator, sealed unit double glazed window to rear and uPVC sealed unit double glazed sliding patio doors leading out to the patio and garden beyond.

## FIRST FLOOR

### Landing

10'8" x 6'1" (3.25m x 1.85m)

With loft access and sealed unit double glazed window to side. Airing cupboard with shelving.



### Bedroom One

12' x 8'3" (3.66m x 2.51m)

With two built in mirror fronted double wardrobes and side cabinets. With double radiator and sealed unit double glazed window to rear.

### En Suite Shower Room

6'10" x 4'5" (2.08m x 1.35m)

With tiled walls and a tiled and glazed cubicle with shower, low level suite wc and vanity wash basin with storage below. With stainless steel heated towel rail and frosted sealed unit double glazed window.

### Bedroom Two

8'11" x 9'1" (2.72m x 2.77m)

Double radiator, sealed unit double glazed window to front and built in triple wardrobe.

### Bedroom Three

8'5" x 6'9" (2.57m x 2.06m)

With sealed unit double glazed window to the rear and with a double radiator.

### Bathroom

6'10" x 6'1" (2.08m x 1.85m)

Part tiled and fitted with an excellent quality suite comprising a panel bath with rainfall shower over and with shower screen, low level suite wc and vanity wash hand basin with storage cupboards below. Stainless steel heated towel rail and extractor fan.

### Office/Gym

15'9" x 7'9" (4.80m x 2.36m)

Converted and fully insulated throughout. With light, power, ceiling downlighters and two electric wall heaters. uPVC sealed unit double glazed sliding patio doors to the front. Ideal as a home office or suitable for other uses.

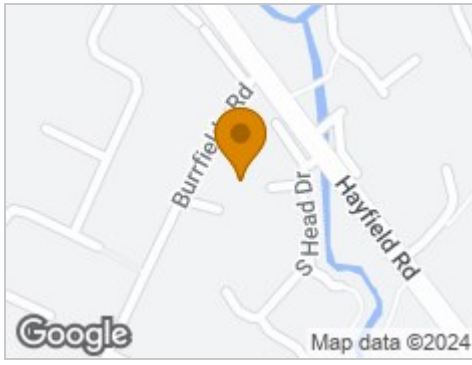
## OUTSIDE

### Gardens and Parking

To the front of the property there is a sweeping driveway suitable for the off road parking of a number of vehicles and a large lawned garden. The rear garden is mainly laid to lawn and has a good size flagged patio area with pebbled pathways.



## Road Map



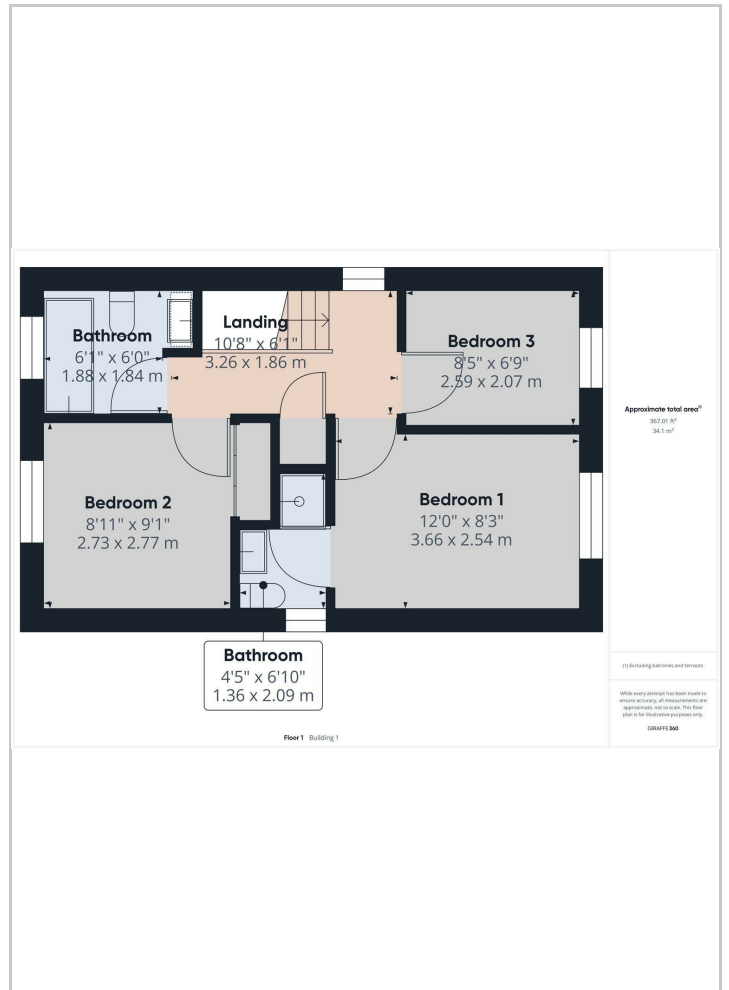
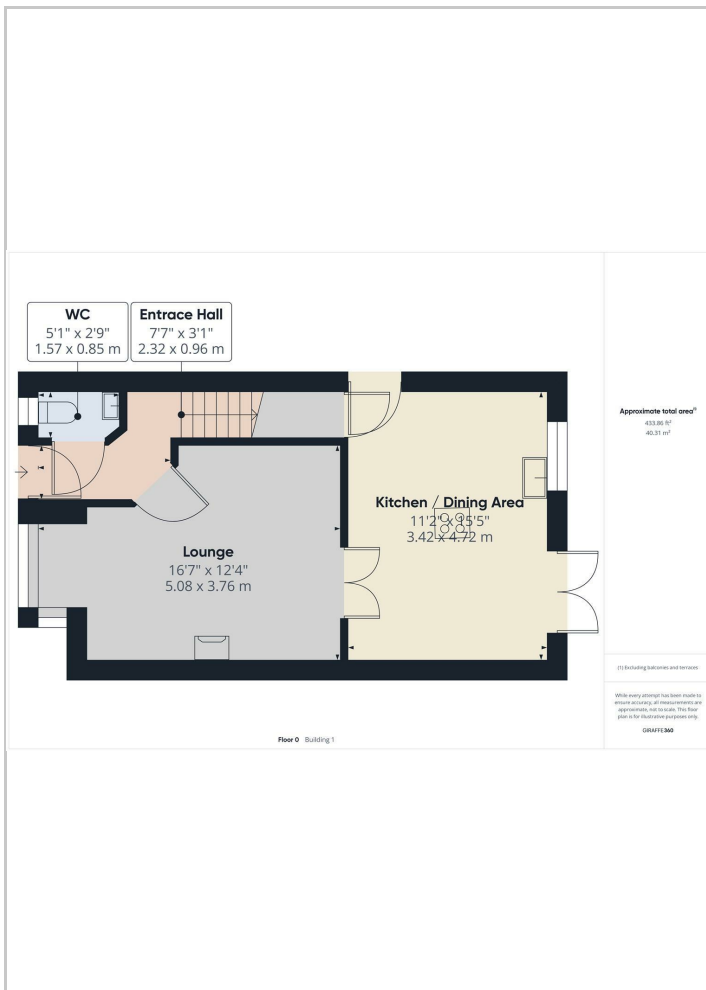
## Hybrid Map



## Terrain Map



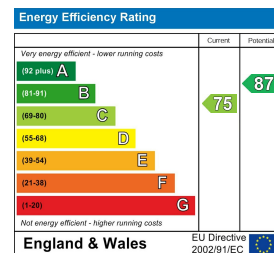
## Floor Plans



## Viewing

Please contact our Jon Mellor & Company Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### Important Notice

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