



*jordan fishwick*

# 11 Meadow Rise, Simmondley, Glossop, Derbyshire, SK13 6UT

Located at the head of a cul-de-sac, enjoying forward views over the neighbouring houses and to the hills beyond, a modern detached family house, with a converted garage and Westerly facing gardens catching the afternoon sun. Briefly comprising an enclosed entrance porch, front lounge opening to the dining area, fitted breakfast kitchen, utility room and useful play room or home office and downstairs wc. Upstairs there are three bedrooms with fitted wardrobes and a modern shower room. Two car driveway, front lawn and enclosed low maintenance split-level rear garden. Energy Rating D

## Guide Price £339,950

### Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

### Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights and turn left at the second roundabout onto Simmondley Lane. Towards the top turn right into Storth Meadow Road and then immediately left onto Spring Rise. Meadow Rise can be found on the right hand side.

### GROUND FLOOR

#### Enclosed Porch

Pvc double glazed front door, door through to:

#### Lounge

19'10" x 11'10" (less stairs)

Pvc double glazed front bow window, central heating radiator, fireplace and electric coal effect fire, tv aerial point, stairs to the first floor and opening through to:

#### Dining Area

10'6" x 8'7"

Pvc double glazed rear window and central heating radiator.

#### Breakfast Kitchen

10'9" x 9'11"

A range of modern kitchen units finished in cream and including base cupboards and drawers, work tops over with an inset one and a half bowl white enamelled sink unit and mixer tap, larder cupboard, split-level electric oven and ceramic hob, filter hood over wall cupboards, cupboard housing the Ideal gas fired central heating boiler, pvc double glazed rear window, radiator and door to:

#### Utility Room

Plumbing for an automatic washing machine and dishwasher, wall cupboards and pvc double glazed external rear door.

#### Play Room/Home Office

11'7" x 7'4"

Originally the garage and now a useful addition with pvc double glazed front window, central heating radiator and door to:

#### Downstairs Wc

A white close coupled wc and wash hand basin with mixer tap and vanity unit.

### FIRST FLOOR

## Landing

Access to the loft space, pvc double glazed side window and doors to:

## Bedroom One

11'11" x 10'10" (less robes)

Pvc double glazed front window, central heating radiator, fitted wardrobes, overhead cupboards and dressing table.

## Bedroom Two

10'11" x 10'2" (less robes)

Pvc double glazed rear window, central heating radiator, fitted wardrobes and chest f drawers.

## Bedroom Three

9'0" x 8'10" (less bulkhead/robes)

Pvc double glazed front window, central heating radiator and fitted wardrobes.

## Shower Room

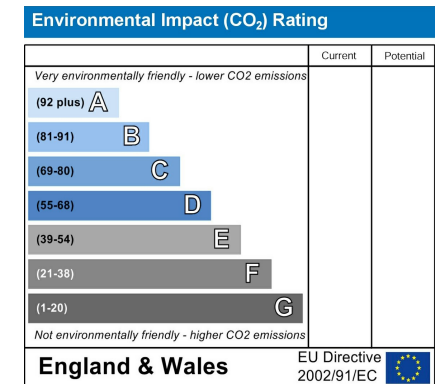
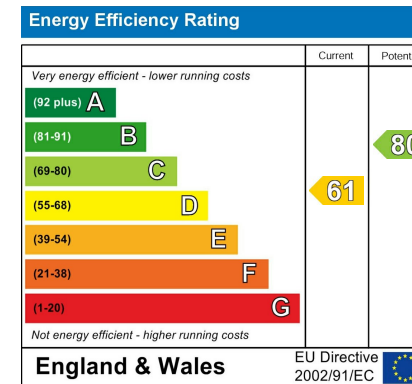
A white suite including a walk-in shower, close coupled wc and pedestal wash hand basin, two pvc double glazed windows and towel/radiator.

## OUTSIDE

### Gardens

The property has a front lawn and a driveway for two cars, together with an enclosed split-level, flagged rear garden which enjoys a good degree of privacy.

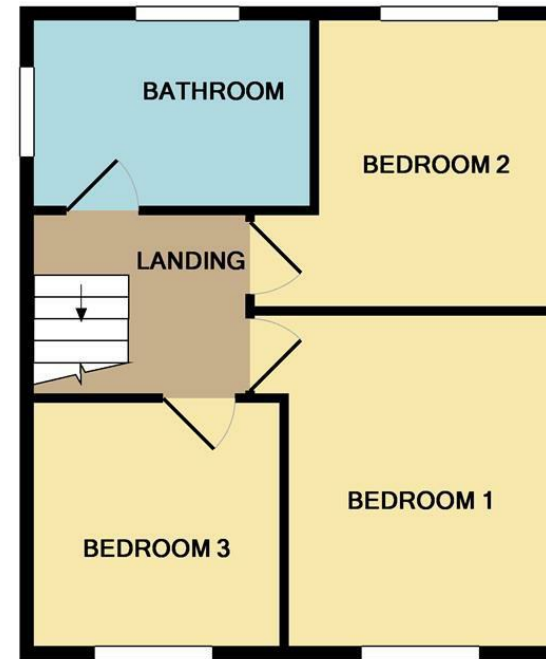
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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