



# 16 Foxlea, Simmondley, Glossop, Derbyshire, SK13 6XF

\*\* SEE OUR VIDEO TOUR \*\* Working from home? - Then this could be the house for you! Set back from the road, a late 1990's Egerton Homes built, detached family house, offering well presented living space with additional conservatory and converted garage, now an ideal home office or playroom all within a short walk from Simmondley Primary School. Briefly comprising an entrance hall, front lounge, dining room and 16ft conservatory with insulated roof and skylights, a 17ft refitted breakfast kitchen with Granite tops, utility room, downstairs wc and home office/playroom. Upstairs there are four bedrooms, an en-suite bathroom and the main family shower room. Driveway and established private gardens. Energy Rating

## £430,000

### 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 at the second roundabout bear left into Simmondley Lane. Continue up the hill, turn right into Hunters Lane, then right again into Foxlea where the property can be found on the right hand side.

#### GROUND FLOOR

##### Enclosed Front Porch

Pvc double glazed front door and windows, tiled floor and glazed door through to:

##### Entrance Hall

Spindled stairs leading to the first floor, central heating radiator, understairs cupboard and doors to;

##### Downstairs Wc

Close coupled wc, pedestal wash hand basin, central heating radiator and extractor fan.

##### Lounge

15'3 x 10'10

Pvc double glazed front oriel bay window, tv aerial point, central heating radiator, gas living flame coal effect fire and fireplace and archway through to:

##### Dining Room

10'2 x 9'0

Central heating radiator, door to the kitchen and double glazed patio doors to:

#### Conservatory

16'10 x 8'7

Pvc double glazed windows and door leading out to the rear garden, insulated roof with three Velux double glazed skylights and laminate wood flooring.

#### Breakfast Kitchen

17'1 x 10'2 (max) 7'8 (min)

Double glazed patio doors leading to the conservatory, central heating radiator and a range of fitted kitchen units including base cupboards and drawers, integrated dishwasher, split-level Neff electric oven and microwave/steamer/oven, polished Quartz tops and breakfast bar, inset single drainer stainless steel, one and a half bowl sink unit and mixer tap, gas hob with filter hood over, matching wall cupboards, pvc double glazed rear window.

#### Utility Room

Fitted cupboards and integrated fridge freezer, single drainer stainless steel sink and mixer tap, pvc double glazed side window, door through to side porch with plumbing for an automatic washing machine, Glow Worm gas fired central heating boiler and radiator, composite external side door.

#### Home Office/Playroom

10'2 x 8'3

Originally the garage and now a useful addition with a fitted desk and shelving/storage, central heating radiator and pvc double glazed front oriel bay window.

#### FIRST FLOOR

## Landing

Access to the loft space, central heating radiator and doors leading off to:

## Master Bedroom

17'3 x 8'7 (less furniture)

Pvc double glazed front window, central heating radiator, fitted wardrobes, bedside drawers and over bed cupboards, door to;

## En-Suite Bathroom

A panelled bath with mixer tap and shower attachment, shower screen, close coupled wc and pedestal wash hand basin, central heating radiator, fitted linen cupboards and pvc double glazed rear window.

## Bedroom Two

13'11 (plus bay) x 8'11 (less furniture)

Pvc double glazed front oriel bay window, central heating radiator, fitted wardrobes and dressing table.

## Bedroom Three

10'11 x 9'9 (plus robes)

Pvc double glazed rear window, central heating radiator and fitted wardrobes with sliding doors.

## Bedroom Four

8'2 x 7'2 (less furniture plus door recess)

Pvc double glazed front window, central heating radiator, fitted cupboards and cabin style bed,

## Shower Room

A walk-in shower and screen, pedestal wash hand basin and close coupled wc, pvc double glazed rear window and chrome finish towel radiator.

## OUTSIDE

### Gardens

The property has a front garden, driveway with space for two cars and an enclosed rear garden with patio area, garden shed and greenhouse.

Our ref: Cms/cms/1105/24

### Agents Notes - HMRC Directive

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



GROUND FLOOR  
864 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 1532 sq.ft. (142.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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