



2 Arundel Grange, Simmondley, Glossop, Derbyshire, SK13 6UP

Enjoying a cul-de-sac position and offered for sale with No Onward Chain, this well proportioned detached family house has versatile living space, which will appeal to a wide range of buyers needs. Briefly the property includes an entrance hall, useful family room/home office or fifth bedroom with wc off, a through lounge and dining area, warm roof conservatory, fitted breakfast kitchen and utility room. Upstairs there are four bedrooms, an en-suite wet room and family bathroom. Double driveway, enclosed side and rear gardens with large shed. Energy Rating C

£435,000

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 turn left into Simmondley Lane. Continue up the hill and turn left into Bowland Road, left again into Burwell Close and follow the road into Arundel Grange where the property can be found on the right hand side.

GROUND FLOOR

Entrance Hall

Double glazed composite front door, central heating radiator, stairs to the first floor and doors to:

Family Room/Home Office

10'10 x 8'1 (max)

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

Inner Hallway & Downstairs Wc

Close coupled wc, wash hand basin and vanity unit, pvc double glazed external side door.

Through Lounge/Dining Area

14'2 x 11'2 (max) plus 9'7 x 7'4

Pvc double glazed front oriel bay window, two central heating radiators, media wall with fire, pvc double glazed rear window and door to:

Breakfast Kitchen

16'1 x 8'11

A range of fitted shaker style units finished in cream and including base cupboards and drawers, integrated dishwasher, built-in electric oven, wood block effect work tops over with an inset single drainer stainless steel one and a half bowl sink and mixer tap, breakfast bar, gas hob and filter hood over, matching wall cupboards with pelmet lighting, pvc double glazed rear window, central heating radiator, laminate wood flooring, door to the utility room and double glazed patio doors through to:

Conservatory

14'5 x 8'10

With an insulated warm roof, pvc double glazed windows and patio doors, laminate wood flooring and electric heater.

Utility Room

Plumbing for an automatic washing machine, base cupboard, wood block effect work tops with inset circular stainless steel sink and mixer tap, understairs cupboard, pvc double glazed side window and external side door.

FIRST FLOOR

Landing

Access to the loft space and airing cupboard.

Master Bedroom

12'7 (plus bay) x 8'4

Pvc double glazed front bay window, central heating radiator, fitted wardrobes, dressing table, bedhead and bedside drawers, opening to:

En-Suite Wet Room

Electric shower, half pedestal wash hand basin and close coupled wc, white towel radiator and pvc double glazed front window.

Bedroom Two

9'11 x 8'2

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

Bedroom Three

8'10 x 8'9

Pvc double glazed rear window, central heating radiator, fitted wardrobes, bedhead and bedside cabinets.

Bedroom Four

9'0 x 8'11 (max) 6'2 (min)

Pvc double glazed rear window, central heating radiator, fitted wardrobes and over bed cupboards.

Bathroom

A white three piece suite including a panelled bath with mixer tap and shower attachment, electric shower over, pedestal wash hand basin and close coupled wc, central heating radiator and pvc double glazed rear window.

OUTSIDE

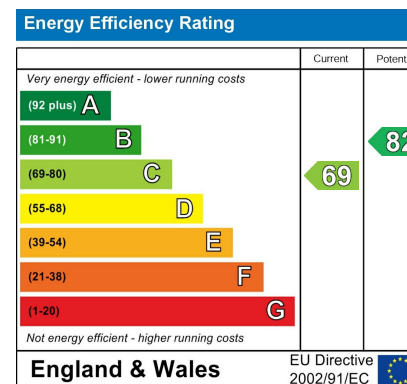
Gardens

The property has a front garden and double width imprinted concrete driveway, an enclosed side garden and low maintenance rear garden with two garden sheds.

Our ref: Cms/cms/0306/25

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.





GROUND FLOOR
755 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.6 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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