





# 10A Fauvel Road, Glossop, Derbyshire, SK13 7DW

**\*\* SEE OUR VIDEO TOUR \*\*** Hidden from the road within this highly sought after part of Glossop, an immaculately presented, modern detached dormer bungalow, offering deceptively spacious living space and offered for sale with No Onward Chain. Briefly comprising an enclosed front porch, front lounge, dining room which opens through to a large conservatory with warm roof, a recently refitted shaker style kitchen, the main bedroom with a fitted dressing room, a second bedroom and refitted shower room. There are two further bedrooms upstairs and a refitted shower room. Outside the property has a long driveway, detached garage, front garden and a private low maintenance, flagged rear garden. Energy Efficiency Rating D

## £565,000

### 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 and at the traffic lights turn right into Arundel Street. Continue up the hill, under the bridge and the road changes to Fauvel Road where the property is then on the left hand side.

#### GROUND FLOOR

##### Enclosed Front Porch

Double glazed composite front door, meter cupboard, central heating radiator and door through to:

##### Lounge

18'10 x 13'5 (less stairs)  
PVC double glazed front bow and side windows, central heating radiator, stone fireplace, stairs leading to the first floor, understairs cupboard and opening through to:

##### Dining Room

10'4 x 8'3  
Central heating radiator, opening through to the conservatory and door to:

#### Kitchen

12'7 x 10'4  
Only recently refitted with a range of shaker style kitchen units finished in grey and including base cupboards and drawers, integrated dishwasher and washer/dryer, white Quartz work tops over with an inset stainless steel one and a half bowl sink and mixer tap, ceramic hob and filter hood, larder cupboards, integrated fridge freezer, NEFF electric double oven, matching wall cupboards with pelmet lighting, central heating radiator, two PVC double glazed windows and door to:

#### Conservatory

15'4 x 12'6  
PVC double glazed windows and doors out to the rear garden, warm roof with two Velux skylight windows, tiled floor.

#### Inner Hallway

Central heating radiator and doors leading off to:

#### Bedroom One & Dressing Room

20'2 x 10'10 (less robes)  
Two PVC double glazed front windows, two central heating radiators, fitted wardrobes, dressing table and bedside drawers.

### Bedroom Two

13'0 x 8'11 (less robes)

PVC double glazed rear window, central heating radiator, fitted wardrobes and dressing table.

### Shower Room

Recently refitted with a walk-in shower, sliding shower screen, vanity unit with wash hand basin and mixer tap, close coupled wc, chrome finish towel radiator and pvc double glazed rear window.

### FIRST FLOOR

#### Landing

Central heating radiator and doors leading off to:

### Bedroom Three

14'6 x 13'7

PVC double glazed rear dormer window, central heating radiator and storage cupboard.

### Bedroom Four

13'8 x 13'0 (max) 12'4 (min)

PVC double glazed rear dormer window and central heating radiator.

### Shower Room

Recently refitted with a corner shower cubicle, vanity unit with wash hand basin and mixer tap, close coupled wc, chrome finish towel radiator and PVC double glazed rear dormer window.

### OUTSIDE

### Detached Garage

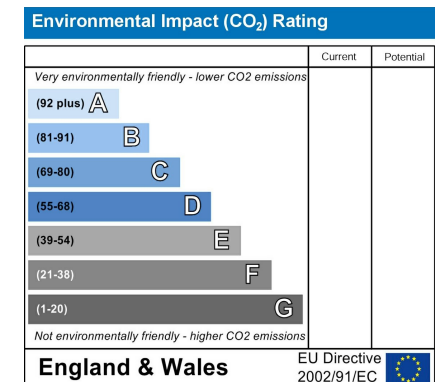
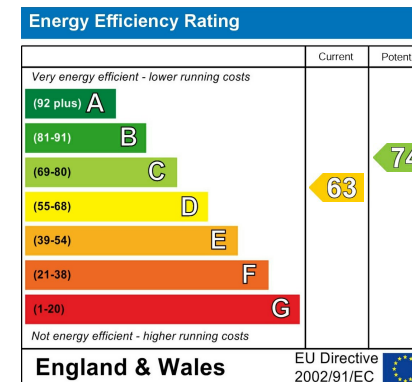
16'8 x 12'7

Up and over door, power and light, personnel door.

### Gardens

The property has an established front garden with a lawn, flower beds and a long natural stone flagged driveway, whilst the private rear garden includes low maintenance patio areas with flower beds.

Our ref: Cms/cms/06/5/25



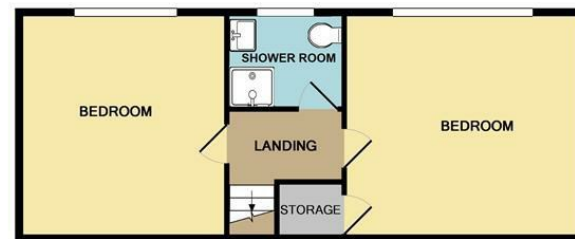








GROUND FLOOR  
APPROX. FLOOR  
AREA 1183 SQ. FT.  
(109.9 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 467 SQ. FT.  
(43.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 1649 SQ. FT. (153.2 SQ. M.)

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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