



The Knoll, Primrose Lane, Simmondley, Glossop, Derbyshire, SK13 8EW

**** SEE OUR VIDEO TOUR **** A 1930's built, double fronted, detached dormer bungalow, set up from the road within private gardens, with a gated driveway and detached double garage. Offered for sale with No Onward Chain, the bungalow briefly comprises of an entrance vestibule and hall, a lounge and separate dining room, both with front bay windows, a refitted kitchen with integrated appliances, two ground floor bedrooms and a modern bathroom with walk-in shower. Upstairs there are two further bedrooms and a modern shower room. Energy Rating

Offers In The Region Of £500,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

GROUND FLOOR

Entrance Vestibule

Double glazed composite front door and door leading through to:

Entrance Hall

Central heating radiator, laminate wood flooring and doors leading off to:

Lounge

13'4 (max) x 12'9 (plus bay)

Pvc double glazed front bay window with fitted shutter blinds, two central heating radiators, gas coal effect fire and fireplace, pvc double glazed side window.

Dining Room

12'10 (plus bay) x 12'9 (max)

Pvc double glazed front bay window with fitted shutter blinds and two central heating radiators.

Kitchen

13'10 x 9'0

A range of fitted shaker style kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, integrated dishwasher, built-in electric oven, white work top over with an inset coloured single drainer one and half bowl sink and mixer tap, induction hob and filter hood, integrated fridge/freezer, matching wall cupboards, central heating radiator, open tread stairs leading to the first floor, pvc double glazed windows and double glazed composite external rear door.

Bedroom One

16'9 x 9'3 (plus door recess)

Pvc double glazed rear and side windows, central heating radiator.

Bedroom Two

12'9 x 7'11

Pvc double glazed rear window and central heating radiator.

Bathroom

A white suite including a panelled bath with mixer tap, wash hand basin with mixer tap and vanity unit, close coupled wc, walk in shower and shower screen, chrome finish towel radiator, linen cupboard and pvc double glazed rear window.

FIRST FLOOR

Landing

Eaves storage and doors to:

Bedroom Three

11'7 x 10'3

Pvc double glazed gable window and central heating radiator.

Bedroom Four

10'5 x 9'8

Pvc double glazed gable window and central heating radiator.

Shower Room

Travertine tiling, walk-in shower and shower screen, low level wc and corner wash hand basin with mixer tap, chrome finish towel radiator.

OUTSIDE

Detached Double Garage

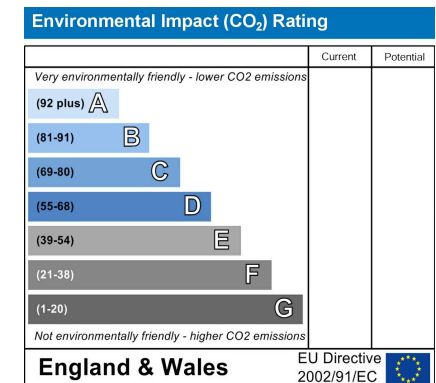
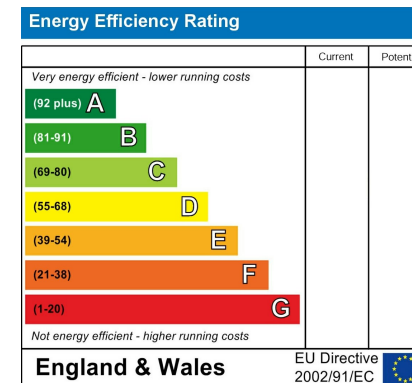
20'0 x 15'10

Concrete sectional with Twin up and over doors.

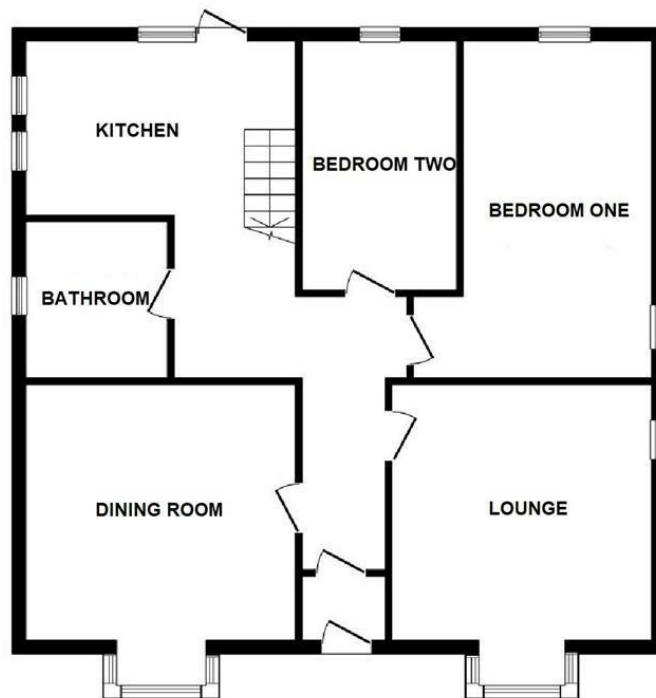
Gardens

The property has a terraced front lawn and a driveway leads through electric remote controlled gates to the garage and private enclosed rear garden.

Our ref: Cms/cms/1008/25

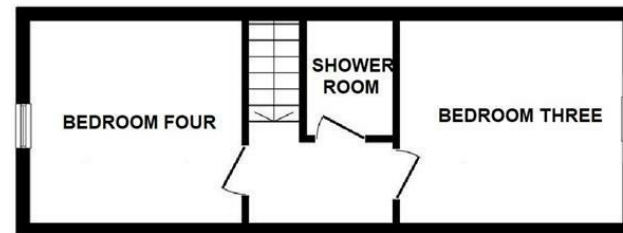






Ground Floor

Floor area 93.5 sq.m. (1,007 sq.ft.)



First Floor

Floor area 29.4 sq.m. (317 sq.ft.)

Total floor area: 123.0 sq.m. (1,324 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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