



*jordan fishwick*

# 39 Hawthorn Drive, Glossop, Derbyshire, SK13 7DB

**\*\* SEE OUR VIDEO TOUR \*\*** A double fronted, Taylor Wimpey, 2018 built semi-detached family house, forming part of this recently completed Laurel View development. Briefly comprising an entrance hall, downstairs wc, 15ft lounge with patio doors, a fitted 15ft dining kitchen with appliances, three first floor bedrooms, the master with an en-suite shower room and the main family bathroom. Enclosed gardens and off road parking for two cars. Energy Rating B

## £295,000

### 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 first set of traffic lights turn right onto Arundel Street. Proceed up the hill and turn left immediately after the railway bridge onto North Road. Continue up the road and eventually turn right onto Hawthorn Drive, follow the road round to the left and the property is on the left hand side.

### GROUND FLOOR

#### Entrance Hall

Composite front door, central heating radiator, stairs to the first floor and doors leading off to:

#### Downstairs wc

A white close coupled wc and pedestal wash hand basin with mixer tap, central heating radiator and tiled floor.

#### Lounge

15'1" x 10'6"

Pvc double glazed front window, two central heating radiators and pvc double glazed patio doors leading out to the garden.

#### Dining Kitchen

15'1" x 9'8"

Pvc double glazed front and side windows, central heating radiator, range of fitted kitchen units finished in high gloss grey and including base cupboards and pan drawers, kickboard heater and lighting, integrated dishwasher and automatic washing machine, wood effect tops with an inset single drainer one and a half bowl stainless steel sink unit and mixer tap, split-level Zanussi electric double oven, five ring gas hob and filter hood over, matching wall cupboards with pelmet lighting and integrated fridge/freezer.

### FIRST FLOOR

## Landing

Spindled balustrade and access to the loft space, doors to:

## Master Bedroom

10'6" x 9'0" (plus recess)

Pvc double glazed side window, central heating radiator and door to:

## En-Suite Shower Room

Shower cubicle with Triton electric shower, half pedestal wash hand basin with mixer tap, close coupled wc, central heating radiator and pvc double glazed front window.

## Bedroom Two

9'11" x 8'7"

Pvc double glazed side window and central heating radiator.

## Bedroom Three

9'10" x 6'2"

Pvc double glazed front window and central heating radiator.

## Bathroom

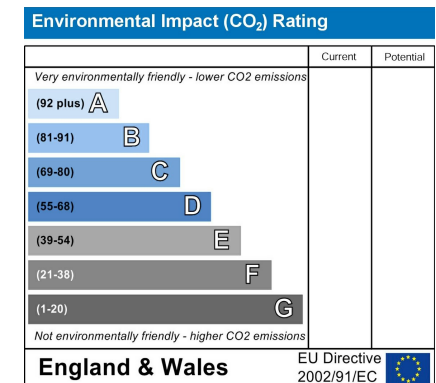
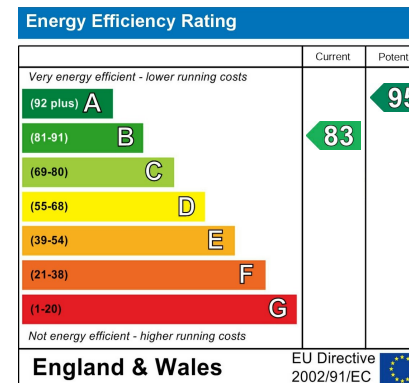
A white three piece suite including a panelled bath with mixer tap, shower over and shower screen, half pedestal wash hand basin with mixer tap, close coupled wc, central heating radiator and pvc double glazed front window.

## OUTSIDE

### Gardens & Parking

The property has a front lawn, a double width driveway and an enclosed side garden with patio area, artificial lawn and summer house.

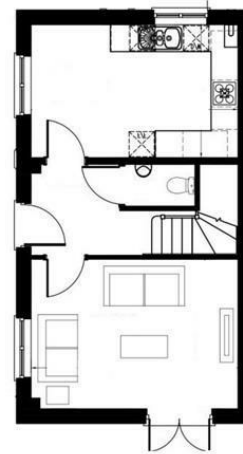
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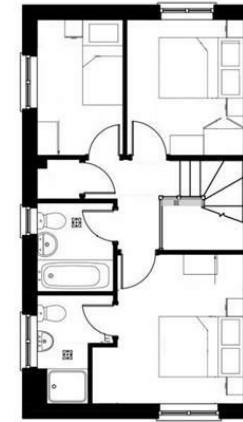




SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



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