



**GASCOIGNE  
HALMAN**

2 HOLLY LANE, GLOSSOP, DERBYSHIRE, SK13 7EL

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THE AREAS LEADING ESTATE AGENT





## 2 HOLLY LANE, GLOSSOP, DERBYSHIRE, SK13 7EL

**£325,000**

Situated on a private drive on this popular residential development, this spacious three storey semi-detached property is presented to an excellent standard throughout and is ideal for first time buyers and home movers alike.

Boasting an impressive 1108 square feet (103sqm) of accommodation over three floors, including a large master bedroom with fitted wardrobes and an en-suite shower room, this stunning family home is B rated for energy efficiency and sits on a private road with just four other dwellings.

In brief, the main accommodation includes a an entrance hall with built-in storage cupboard, a generous dining kitchen with quartz worktops and integrated appliances, a cloaks/WC and a rear facing living room to the ground floor, two good sized bedrooms and a family bathroom off the spacious first floor landing, and the aforementioned master bedroom with en-suite to the second floor.

Other features include uPVC double glazing and gas central heating, whilst externally the property benefits from off road parking for two vehicles and a rear garden with patio, planter beds and a lawn.

Viewing is highly recommended.





## Key Features

High Specification Throughout

Still Within 10 Year NHBC Guarantee

Private Road

Large Master Bedroom with En-Suite Shower Room

Two Well-Proportioned Bedrooms and Bathroom to First Floor

Entrance Hall and Cloaks/Wc

Large Open Plan Dining Kitchen

Integrated Appliances and Quartz Worktops

Living Room with Garden Views

Parking for Two Vehicles

Side Access to Rear Garden

Rear Garden with Patio, Lawn, Power Point and Water Tap



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### THE ACCOMMODATION - GROUND FLOOR

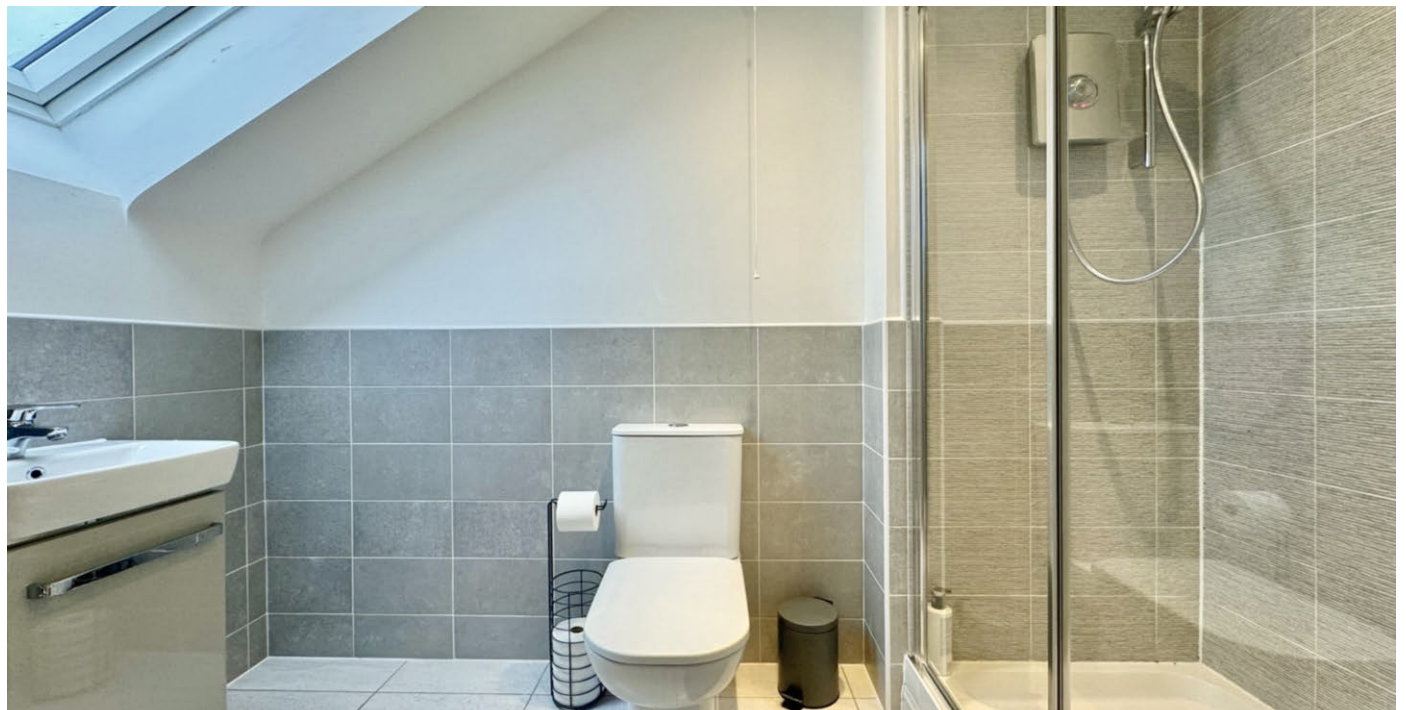
Entry to the property is via a partially double glazed entrance door. Features include Amtico flooring which is continued through into the kitchen, a fitted storage cupboard with shoe rack (not part of the original specification) a radiator and stairs to the first floor. A door leads into the dining kitchen.

Upgraded from the original specification, the impressive dining kitchen incorporates quartz worktops, shaker style base and wall units and an undermounted one and a half bowl sink. Integrated appliances include an eye-level double oven, a five ring gas hob with splashback and extractor over, a fridge freezer, a dishwasher and a washer dryer. There are LED spotlights in the kitchen area and a uPVC double glazed window to the front. Drop down pendant lights sit over the dining table and there is Amtico flooring throughout.

An additional pantry cupboard has been fitted under the stairs, adjacent to which is a fitted dog crate, which can be easily removed if required. The cloaks/WC comprises a close coupled WC, a wash hand basin with mixer tap and an extractor fan.

The rear facing living room is a pleasant size and enjoys views over and access out into the rear garden and initially the extended patio. Completing the room are uPVC double glazed double doors with adjacent double glazed floor to ceiling windows, a radiator and two ceiling light points.









## THE ACCOMMODATION - FIRST FLOOR AND SECOND FLOOR

A bright and spacious landing at first floor level includes a spindled balustrade, a return staircase to the second floor master bedroom suite, a UPVC double glazed window and a radiator.

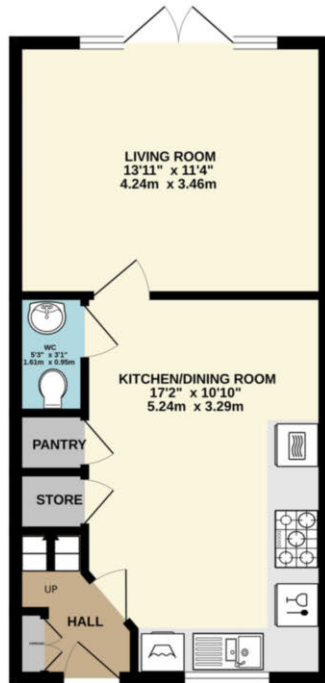
The large rear facing double bedroom would easily be the main bedroom in most houses such is its impressive size. There is a rear facing uPVC double glazed window, a radiator and a built-in storage cupboard. The second bedroom is also quite generous in size and includes a uPVC double glazed window to the front and a radiator. Both bedrooms on this floor share the family bathroom that comprises a panelled bath with shower over, a wall mounted wash basin with mixer tap and a close coupled WC, part tiled walls, a tiled floor, a heated towel rail and an extractor fan.



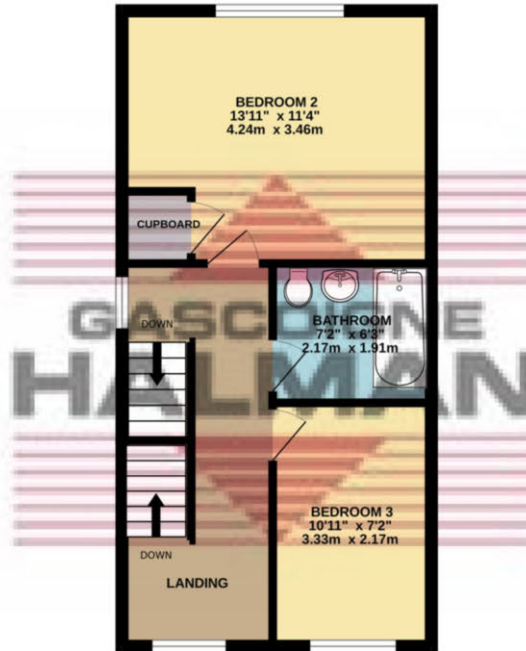
Completing the accommodation is the impressive master bedroom and en-suite shower room. The main bedroom area features two Velux double glazed skylight windows, a radiator and access into a handy eaves storage cupboard. To the rear of the bedroom is a bank of fitted wardrobes with sliding mirrored doors.

Last, but by no means least, is the en-suite shower room. There is a generous double shower enclosure with thermostatic shower over, a vanity wash hand basin with mixer tap and a close coupled WC, plus a Velux double glazed skylight window, part-tiled walls, a tiled floor, a heated towel rail and an extractor fan.

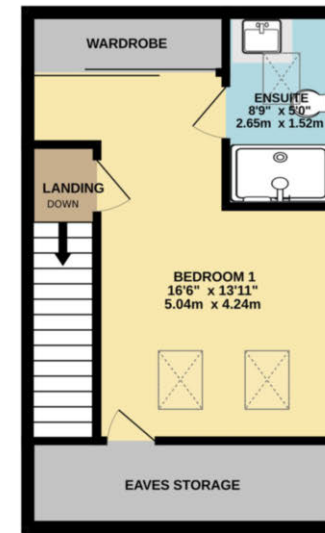
GROUND FLOOR  
397 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.8 sq.m.) approx.



2ND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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