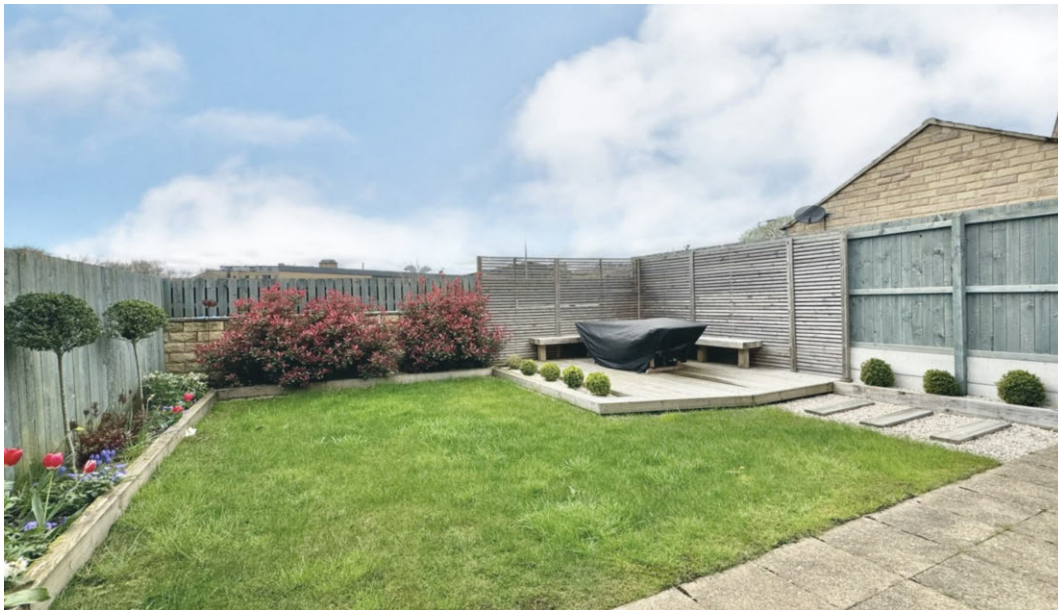




**GASCOIGNE
HALMAN**

12 SAMUEL WOOD CLOSE, GLOSSOP, DERBYSHIRE,
SK13 8EZ

THE AREAS LEADING ESTATE AGENT



12 SAMUEL WOOD CLOSE, GLOSSOP, DERBYSHIRE, SK13 8EZ

£370,000

A superbly appointed and much improved modern property boasting four well-proportioned bedrooms and enjoying a prominent central location within a comfortable walking distance of Glossop Railway Station and the town centre.

This deceptively spacious and versatile FREEHOLD property is sure to appeal to buyers looking for modern open plan living, those with working from home requirements and also those looking for a property that enjoys all the benefits of a central location.

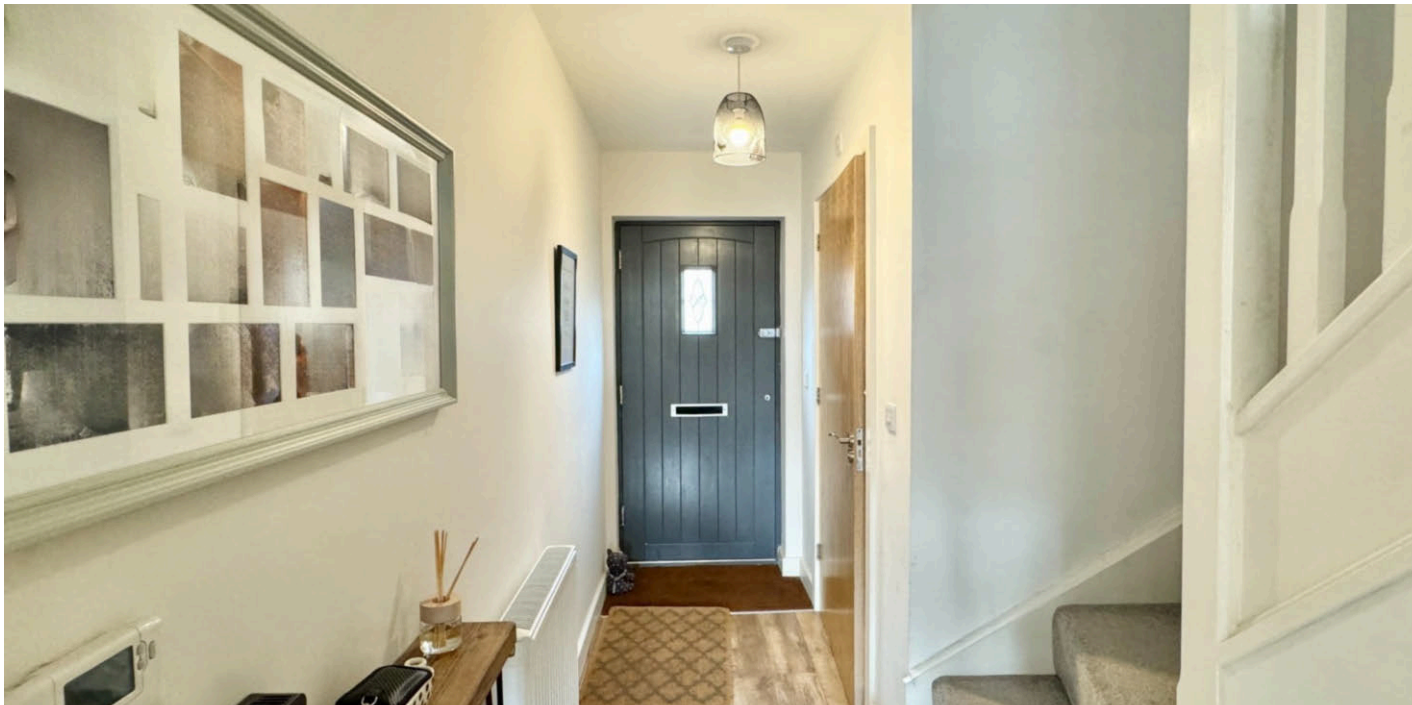
The current owners have been in since new and the property is still under the original house builder guarantee for a further 5 years. Alterations to the property have been undertaken at ground floor level to building regulation standard. This new space has taken a section of the garage to create an incredibly useful and very well fitted out laundry and storage area. Another feature of this new space is that the garage can be accessed directly from the rest of the property allowing free movement from the driveway, through the garage and laundry/boot room and into the rear garden.

In further detail the accommodation comprises an entrance hall with cloaks/WC, a fitted kitchen with integrated appliances and quartz worktops, a large living and dining room, the aforementioned laundry/boot room and garage to the ground floor, whilst at first floor level there are four generously sized bedrooms, an en-suite shower room and a separate family bathroom.

Other internal features include uPVC double glazed windows throughout, large double bi-fold doors in the living/dining room area and modern gas central heating throughout.

Externally the property benefits from a block paved driveway, including off road EV charging point, to the front and herbaceous beds either side of the pathway to the front door. The rear garden is quite generous in size and includes two designated seating areas, a grassed lawn and planter beds.

Viewing is highly recommended.



Key Features

A Superbly Appointed and Much Improved Property

Conveniently Situated For Local Amenities & Railway Station

Off Road Parking and Storage Garage

Generous Well Presented Rear Garden

Open Plan Living Arrangement to Ground Floor

Large Open Plan Living and Dining Area

Fitted Kitchen with Integrated Appliances

Superb Laundry/Boot Room

Four Well-Proportioned Bedrooms to First Floor

En-Suite Shower Room and Separate Family Bathroom

Entrance Hall with Cloaks/Wc

Viewing Essential

THE ACCOMMODATION - GROUND FLOOR

The entrance hall features an inset choir mat upon entry and hard wearing laminate flooring, a double radiator, stairs to the first floor landing, access into the living and dining area and a cloaks/WC that comprises a close coupled WC, a pedestal wash basin, a heated towel rail and a frosted uPVC double glazed window to the front.

The large living and dining area measures over 20 square meters and is open plan to kitchen and enjoys uninterrupted views out into the rear garden through the large double bi-fold doors. There is ample space for both living and dining furniture, a vertically hung space saving radiator and access into the laundry/boot room.

The kitchen area offers a pleasing amount of storage, quartz work tops with drainer grooves, an undermounted sink and mixer tap, tiled splashbacks and integrated appliances including an electric oven, a four ring gas hob with extractor over, a microwave, a dishwasher and a fridge freezer. Other features include a uPVC double glazed window to the front, a double radiator and a tiled floor.

Completing the ground floor space in the laundry/boot room and the garage, which offers good storage. The laundry room has added much needed storage and a genuine utility space, with the washing machine previously housed in the living room cupboard. It features an actual utility







cupboard with plumbing for a washing machine, tall floor to ceiling cupboards, a wine fridge and a granite worktop, plus a radiator and a partially frosted uPVC double glazed door that opens out into the rear garden.

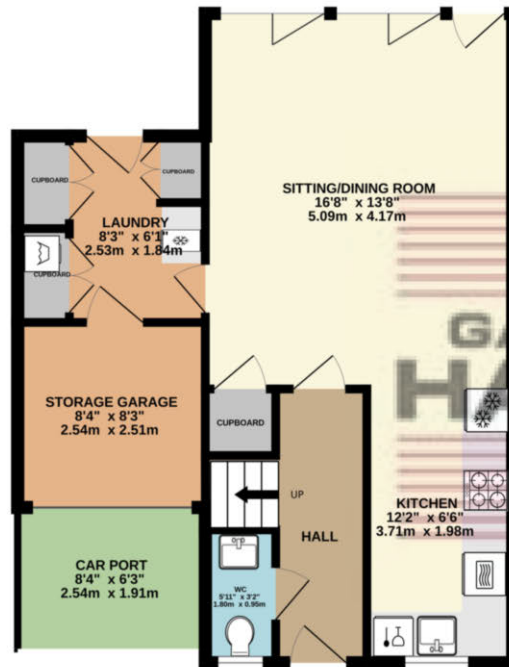
THE ACCOMMODATION - FIRST FLOOR

There are four bedrooms and two bathrooms off the first floor landing. The master bedroom features wood panelling to one wall, a uPVC double glazed window to the front, a built-in storage cupboard and a radiator and access to the en-suite shower room that comprises a double shower cubicle with shower over, a concealed cistern WC and a vanity wash basin with mixer tap.

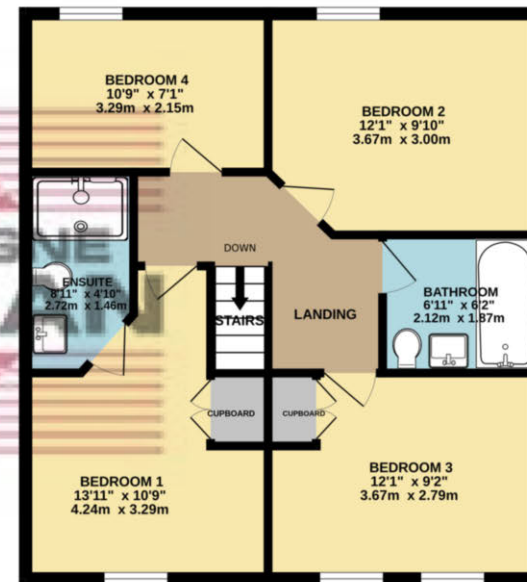


The remaining three bedrooms are all of good proportion. Bedrooms two and four are both situated to the rear and feature uPVC double glazed windows and a radiator, whilst bedroom three faces to the front with identical features. Completing the first floor accommodation is the family bathroom that comprises a panelled bath with mixer tap, a thermostatic shower over the bath and a glass side screen, a wash hand basin with mixer tap and a concealed cistern WC.

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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