



**GASCOIGNE  
HALMAN**

Hurstbrook Close, Glossop  
**£430,000**

THE AREA'S LEADING ESTATE AGENCY







Occupying a cul-de-sac position near the entrance to Shirebrook Park is this much improved and very well presented detached property that will suit those looking to move up or down the property ladder in equal measure.

## Property details

- Sought After Cul-De-Sac Location
- En-Suite and Family Bathroom
- Four Well-Proportioned Bedrooms
- Freehold
- Lounge/Diner, Refitted Kitchen and Garden Room
- Much Improved Accommodation
- Pleasant Aspects
- South Facing Rear Garden
- Study/Snug/Fifth Bedroom and Utility
- Viewing Highly Recommended



## About this property

Hurstbrook Close sits just off Shirebrook Drive at the original entrance to the ever-popular Shirebrook Park development. The properties sit to just one side of the street with a small brook and the entrance to Cowbrook Farm opposite. This property will certainly appeal to buyers who appreciate modern properties, but that don't want to feel like they are on a large development.

The property itself offers a spacious and well-presented interior that has been updated and improved by the current owners. The improvements carried out include a garage conversion, a new kitchen, replacement windows to the front and a warm roof solution to the conservatory, but also extend further to standard cosmetic improvements and an overhaul of the garden areas.

In further detail the property comprises an external storm porch and an entrance hall upon entry. Stairs directly ahead ascend to the first-floor landing and there is access to both the principal living area and the garage conversion at either side. The garage conversion is a versatile space that could serve many different uses including a fifth bedroom if required. The main living space runs the full length of the original footprint and narrows toward the rear dining space. It features a box bay window to the front and a media wall fireplace in the living space and access into the refitted kitchen.

The impressive kitchen features an ample arrangement of white high gloss units and plenty of worktop space. There is an integrated eye level electric double oven, a separate induction hob and a dishwasher, plus a low-level fridge and space for a separate fridge freezer. The washer and dryer are nicely tucked away in the adjacent utility room that also comprises a storage cupboard and has a side entry and exit door. Completing the ground floor accommodation is the garden room - a very spacious area directly off the kitchen with recessed ceiling lights and double doors opening out into the rear garden and freshly laid patio area. There are four bedrooms and two bathrooms at first floor level off the main landing, which includes a handy storage cupboard and access to the loft space.

The master bedroom benefits from a uPVC double glazed walk-in bay to the front and fitted wardrobes to one wall. There is also an en-suite shower room comprising a shower cubicle, a wash basin and a close coupled WC. The remaining three bedrooms are all well-proportioned and feature uPVC double glazed windows and radiators. The family bathroom has fully tiled walls, a panelled bath with shower over, a vanity wash hand basin with mixer tap, a close coupled WC, a heated towel rail and a frosted glass uPVC double glazed window to the rear.

Externally the property enjoys a pleasant aspect to the front and rear. To the front is a tarmac driveway with adjacent grassed lawn and there is gated access at the side into the rear garden. Fully enclosed by timber panelled fencing and south facing, the garden itself includes a grassed lawn and a freshly laid patio seating area. Completing the ground floor accommodation is the garden room - a very spacious area directly off the kitchen with recessed ceiling lights and double doors opening out into the rear garden and freshly laid patio area.















## DIRECTIONS

SK13 8PL

## COUNCIL TAX BAND

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## TENURE

Freehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

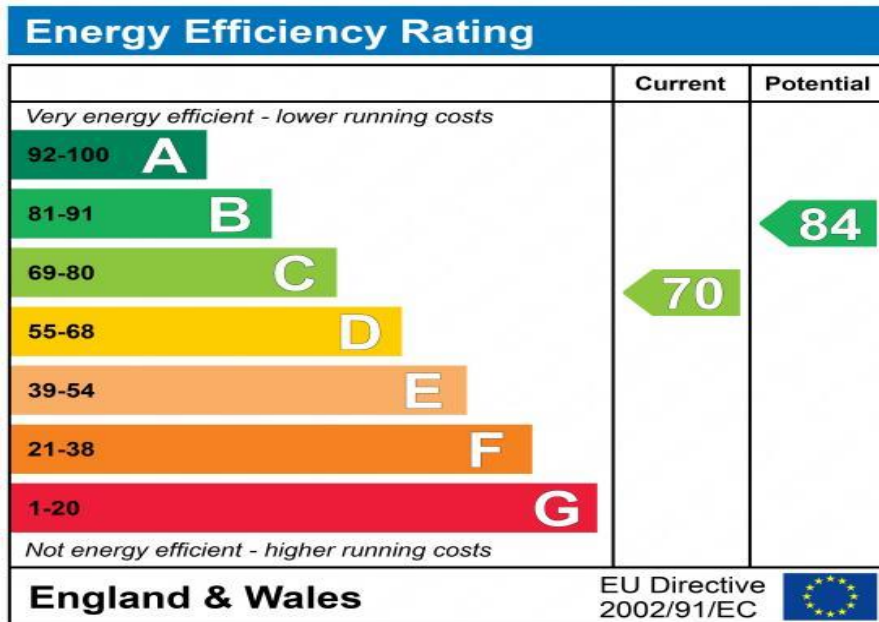
## LOCAL AUTHORITY

High Peak Borough Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Fibre to the premises

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

None

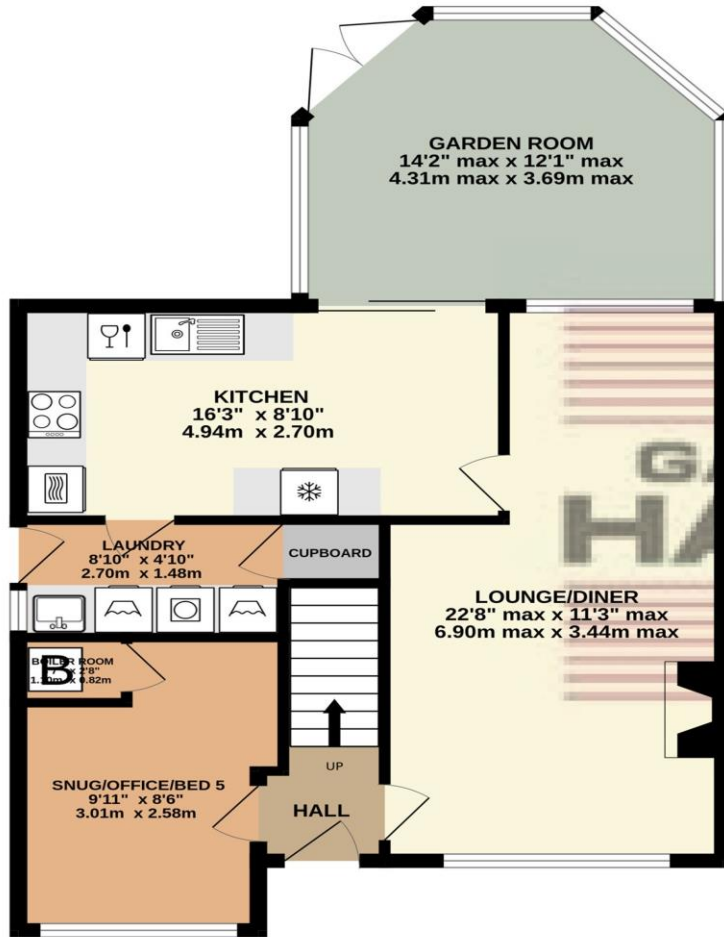
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

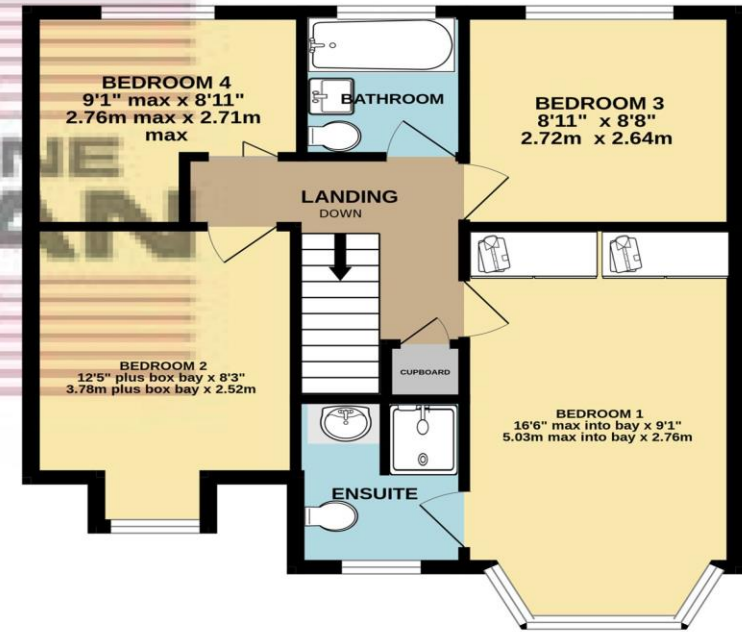
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GROUND FLOOR  
709 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR  
528 sq.ft. (49.0 sq.m.) approx.







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