



**GASCOIGNE  
HALMAN**

Pear Tree Close, Hadfield, Glossop  
**£400,000**

THE AREA'S LEADING ESTATE AGENCY







Offering an impressive 154 square metres (1659 sqft) of accommodation and sitting on a generous south facing plot, this four bedroom, two bathroom link-detached property is sure to appeal to both growing and established families alike.

## Property details

- A Substantial Four Bedroom Detached Property
- Popular Cul-de-Sac Location
- Generous Plot with South Facing Garden
- Integral Garage and Ample Off Road Parking
- Walking Distance of Glossopdale College
- Large Master Bedroom with En-Suite
- Two Large Reception Rooms and Breakfast Kitchen
- Generous Living and Bedroom Space
- Walking Distance to Hadfield Railway Station
- Generous Family Bathroom
- Close to local amenities in Hadfield village including GP, Dentist, Post Office, Restaurants and Cafes



## About this property

There is much to appreciate about this substantial link-detached family home. The large master bedroom with en-suite boasts an impressive floor area, as does the main reception room beneath, whilst the kitchen and dining area interact with one another seamlessly and offer excellent space for day-to-day use and entertaining family and friends. Furthermore, the generous plot provides ample off-road parking, with the integrated garage offering good storage space, and the south facing garden has been landscaped in part to provide pleasant outdoor seating for the better weather.

A spacious ground floor entrance hall features two understairs storage cupboards, stairs to the first-floor landing and access into the breakfast kitchen. The kitchen itself has been refitted during our client's tenure and provides an ample arrangement of base, wall and larder units, a breakfast bar and integrated appliances include an eye level electric double oven, a five-ring gas hob with extractor over, a dishwasher and a fridge freezer. Plenty of natural light feeds into this area via two uPVC double glazed windows, a set of French doors and from the dining room area. There is access at one end of the kitchen into a separate entrance lobby which in turn gives access to the integral garage, which features a roll shutter electric door and an external access door into the rear gardens.

At first floor level the main landing area provides access to two bedrooms and the family bathroom, and an adjoining corridor leads to two further bedrooms, one of which is the master bedroom with en-suite. The master bedroom is an excellent size and typically bigger than most. There are dual aspect windows letting in plenty of natural light, built-in wardrobes and the en-suite shower room that includes a generous walk-in shower area, a vanity wash hand basin with mixer tap and a close coupled WC.

The remaining bedrooms all include uPVC double glazed windows and radiators. There are two pleasant double bedrooms and a good-sized single bedroom. The family bathroom is large enough to comfortably accommodate a bath with mixer tap and a hand shower attachment and a separate corner shower enclosure, alongside a vanity wash basin with mixer tap and a close coupled WC.

Externally, the aforementioned grounds include a south facing rear garden with pergola and twin paved seating areas and grassed lawns with fenced and herbaceous borders along with ample off-road parking to the front. Viewing is highly recommended.





















## DIRECTIONS

SK13 2HA

## 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.

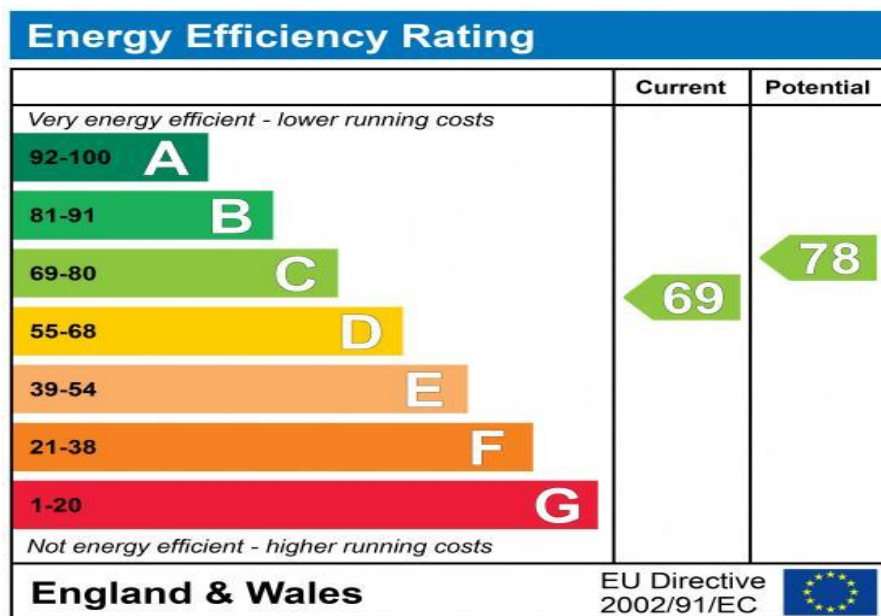
## LOCAL AUTHORITY

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

Ask Agent

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

No

## SOURCES OF FLOODING

None

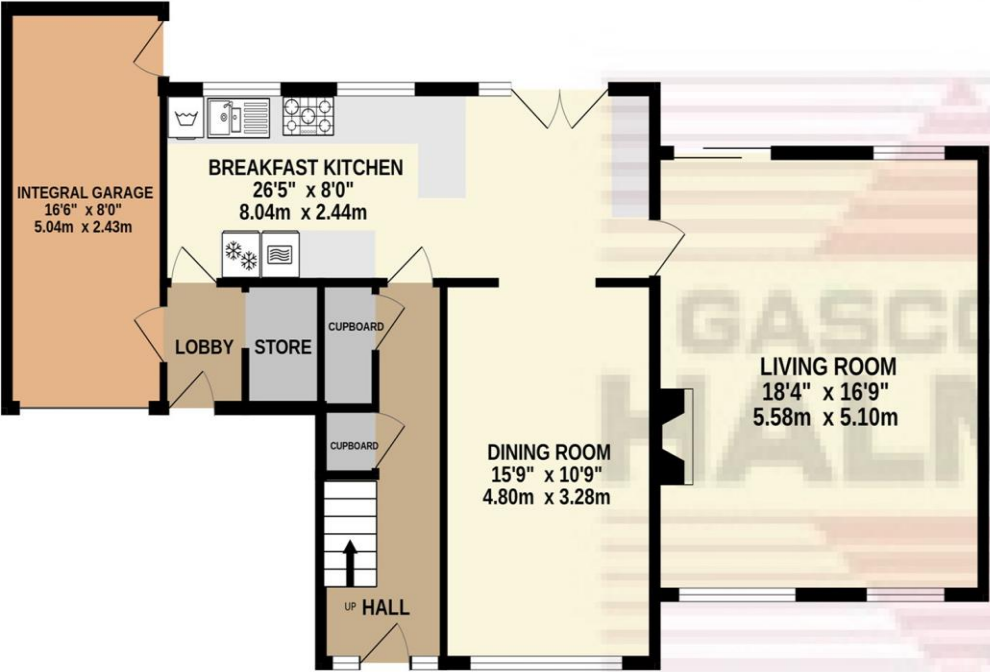
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

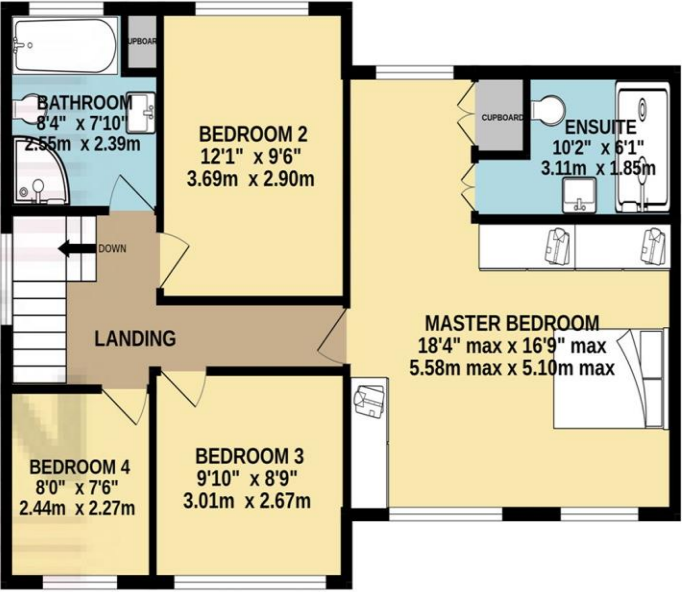
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GROUND FLOOR  
941 sq.ft. (87.4 sq.m.) approx.



1ST FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 1659 sq.ft. (154.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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01457 604244 [glossop@gascoignehalman.co.uk](mailto:glossop@gascoignehalman.co.uk)  
26 High Street West, Glossop, High Peak, SK13 8BH