



Valemount  
Glossop, SK13 1DP  
Offers over £419,950

Located in a sought-after development in the charming village of Hadfield, this well-presented four-bedroom detached family home offers a comfortable and practical layout, perfect for modern family living. With its spacious design and excellent location, this property is ideal for those seeking a home that balances convenience with a welcoming atmosphere.

The property is ideally situated within walking distance of local village amenities, close to excellent transport links, the train station, and Glossop Town Centre. Nature lovers will appreciate the proximity to Bottoms Reservoir and the Longendale Trail, offering scenic walks, cycling routes, and access to the surrounding countryside.

Upon entering, the entrance hall leads to a spacious lounge, providing a comfortable space for relaxation while the expansive kitchen/diner serves as the heart of the home, featuring ample dining space and French doors that lead seamlessly into the conservatory. This sunlit conservatory provides additional living space, perfect for entertaining or simply enjoying the garden views. A convenient downstairs cloakroom completes the ground floor.

The first floor features four well-proportioned bedrooms, including a master bedroom with an en-suite shower room. The additional bedrooms are versatile and can easily accommodate family members, guests, or even a home office. A modern family bathroom completes the upstairs accommodation.

To the front of the property, a spacious driveway provides parking for multiple vehicles and leads to the garage. The rear garden is enclosed and thoughtfully designed, featuring a paved patio, a neatly maintained lawn, and a decking area with a covered pergola, ideal for entertaining or unwinding in a private setting.

This exceptional property is an ideal family home in a prime location, with stunning surroundings. Early viewing is highly recommended to fully appreciate all it has to offer.



## GROUND FLOOR

### Hall

Door to front, radiator, stairs leading to first floor, door leading to:

### Lounge 16'8" x 11'3" (5.08m x 3.44m)

Double glazed box window to front, feature fireplace with inset electric fire, radiator, double doors leading to:

### Kitchen/Diner 11'7" x 23'4" (3.52m x 7.10m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated fridge/freezer, plumbing for washing machine, plumbing for dishwasher, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, double glazed French doors leading to the conservatory, door leading to:

### Cloakroom

Two piece suite comprising, pedestal wash hand basin and low-level WC, double glazed window to side, radiator.

### Conservatory 13'9" x 8'7" (4.20m x 2.62m)

Double glazed windows to sides, radiator, double glazed French doors leading out to rear garden.

## FIRST FLOOR

### Landing

Radiator, access to loft, doors leading to:

### Bedroom 1 14'4" x 11'6" (4.38m x 3.50m)

Double glazed window to front, radiator, fitted wardrobe, door leading to:

### En-suite

Three piece suite comprising pedestal wash hand basin, shower enclosure and low-level WC, part tiled walls, double glazed window to front, radiator.

### Bedroom 2 11'11" x 8'4" (3.64m x 2.55m)

Double glazed window to front, radiator, fitted wardrobe.

### Bedroom 3 10'9" x 8'0" (3.28m x 2.44m)

Double glazed window to rear, radiator, fitted wardrobe.

### Bedroom 4 8'6" x 7'7" (2.59m x 2.30m)

Double glazed window to rear, radiator.

### Bathroom 5'5" x 7'0" (1.65m x 2.13m)

Three piece suite comprising bath with shower over, vanity wash hand basin and low-level WC, heated towel rail, double glazed window to rear.

## OUTSIDE

Spacious driveway the front leading to the garage. Enclosed garden to the rear mainly laid to lawn with paved patio and decking area with covered pergola.

### Garage 13'7" x 8'7" (4.13m x 2.62m)

Up and over door to front.

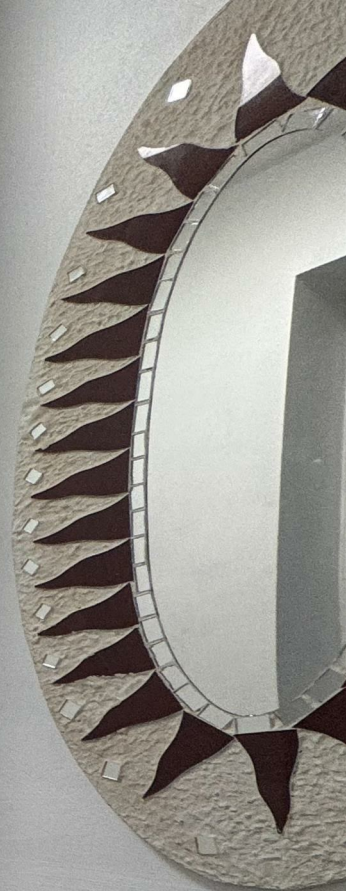
## DISCLAIMER

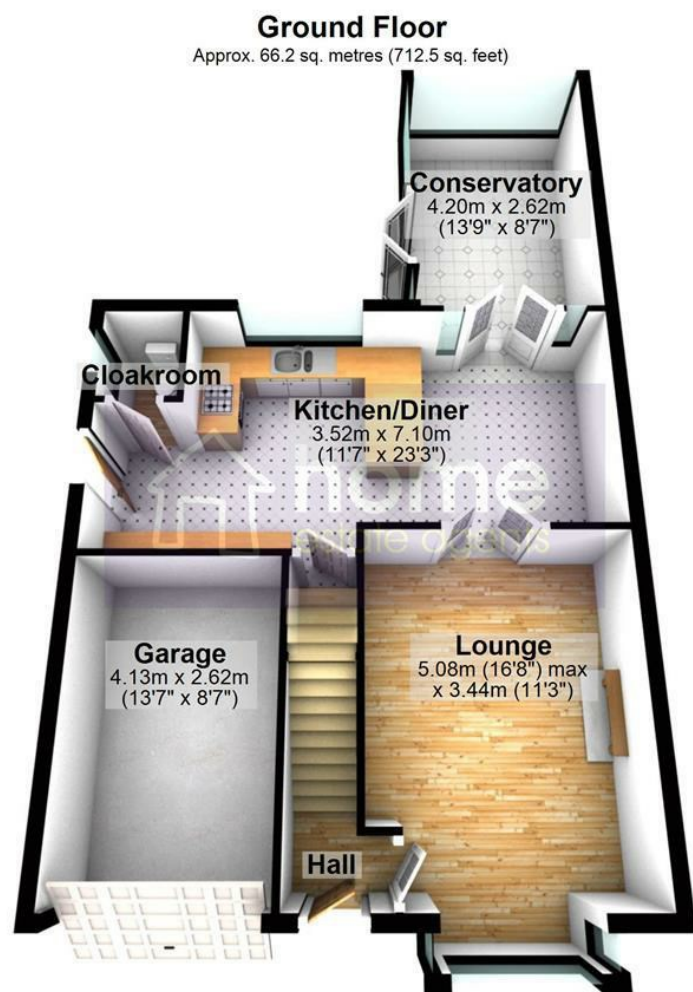
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

**[WWW.HOMEEA.CO.UK](http://WWW.HOMEEA.CO.UK)**







Total area: approx. 117.1 sq. metres (1260.5 sq. feet)

| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       | 72      | 80                      |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not energy efficient - higher running costs                     |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |