

3 Howards Meadow, Simmondley, Glossop, SK13 6PZ



- FREEHOLD
- Detached Family Home
- Immaculately Presented
- Entrance Hallway
- Lounge & Dining Room

- Kitchen & Utility Room
- Ground Floor w/c
- Four Bedrooms + En-suite
- Private Rear Garden
- Summer House with Bar

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MAIN DESCRIPTION

*****FREEHOLD*****

Stepping Stones are delighted to offer for sale this immaculately presented detached family home situated on the desirable and sought after Barratts development in Simmondley.

The property is in the popular residential area of Simmondley and is ideally positioned close to Simmondley Primary School and the local Co-op shopping facilities. This sought after and desirable area is on the edge of stunning open countryside and is just a short distance from Dinting Railway Station and Glossop Town Centre where a host of local shopping and leisure facilities can be located along with a direct rail link into Manchester City Centre.

This lovely home has been well cared for and maintained by the current owners and offers fantastic space for family living and entertaining, the accommodation in brief comprises; Entrance Hallway, Lounge, Dining Room, Kitchen/Breakfast, Utility Room and Ground Floor w/c, Four Bedrooms (three doubles), Ensuite and Family Bathroom.

Externally there is a Driveway and front lawned garden, Garage and Private and Fully Enclosed Generously sized rear garden with decked and lawn areas and the fabulous addition of the summer house complete with working bar which could easily be converted into a home office.



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ENTRANCE HALLWAY

External door to hallway with wall mounted radiator, stairs to the first floor accommodation, ceiling light point and internal door through to lounge.

LOUNGE

13' 3" x 13' 3" (4.04m x 4.04m) A generous sized lounge with large uPVC double glazed window to the front elevation, wall mounted radiator, gas log stove, ceiling light point, TV aerial point, archway through to dining room.

DINING ROOM

9' 2" x 8' 0" (2.79m x 2.44m) uPVC double glazed patio doors providing access to the rear garden, wall mounted radiator, ceiling light point, internal door through to kitchen.

KITCHEN/BREAKFAST ROOM

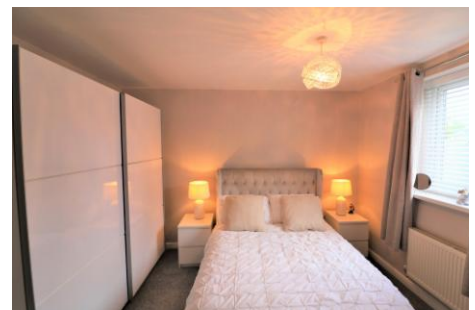
12' 0" x 9' 1" (3.66m x 2.77m) A range of high and low fitted kitchen units with contrasting splashback worksurfaces and splashback tiling, integrated electric oven and five ring Gas hob with over hob extractor fan, ceiling spotlights, sink and drainer unit, wall mounted radiator, internal door to under stair storage cupboard, tiled flooring through to utility room.

UTILITY ROOM

5' 6" x 4' 9" (1.68m x 1.45m) Worksurface and top cupboards, plumbing for automatic washing machine and space for dryer, ceiling spotlights, external uPVC double glazed door to the rear elevation, internal door to the ground floor WC.

GROUND FLOOR W/C

4' 9" x 4' 0" (1.45m x 1.22m) A two-piece suite with closed coupled w/c and sink cabinet unit, wall mounted radiator, ceiling spotlight, uPVC double glazed window to the side elevation.



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LANDING

Stairs from the ground to the first floor, loft access point, ceiling light point, internal doors to the first floor accommodation.

MAIN BEDROOM

13' 2" x 11' 4" (4.01m x 3.45m) A generous double bedroom with uPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, built-in storage closet, internal door through to ensuite bathroom, wall mounted TV aerial point.

ENSUITE

5' 7" x 5' 1" (1.7m x 1.55m) A three-piece suite comprising; low-level WC, sink cabinet unit and shower with rainfall and handheld shower heads, ceiling spotlights, wall mounted heated towel rail, uPVC double glazed window to the front elevation, floor to ceiling splashback tiling.

BEDROOM TWO

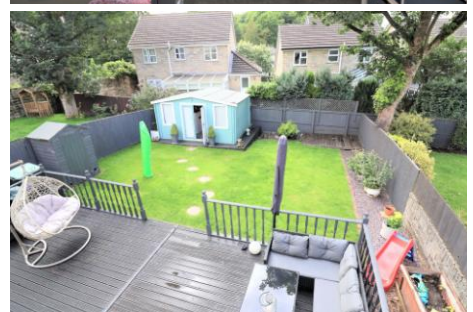
11' 3" x 9' 3" (3.43m x 2.82m) A further double bedroom with uPVC double glazed window to the rear elevation with garden aspect, ceiling light point, wall mounted radiator, wall mounted TV aerial point.

BEDROOM THREE

13' 5" x 8' 0" (4.09m x 2.44m) A further characterful double bedroom with uPVC double glazed window to the front and side elevations, built in storage closet, 2 x wall mounted radiators, ceiling light point.

BEDROOM FOUR

9' 3" x 8' 8" (2.82m x 2.64m) uPVC double glazed window to the rear elevation with garden aspect, ceiling light point.



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FAMILY BATHROOM

6' 9" x 6' 5" (2.06m x 1.96m) A three-piece suite comprising of low-level WC, wall hung oversized sink drawer unit and bath with over bath shower with handheld and rainfall style shower heads, wall mounted heated towel rail, floor to ceiling splashback tiling, uPVC double glazed window to the rear elevation.



SUMMER HOUSE

12' 6" x 9' 2" (3.81m x 2.79m) Garden room and bar with ceiling spotlight, power points, TV aerial point, windows and doors to the garden, fitted with bar with optics. Could be converted to home office.



EXTERNAL

FRONT - Driveway and front lawned garden with side access to the rear

REAR - A fully enclosed, private and generously sized rear garden with decked and lawn areas, Summer House which could be converted to a home office, Views of nearby countryside.



Tenure - Freehold
Council Tax Band - E
EPC Rate - C

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FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.
Company Registration Number 10234493. VAT Registration Number 289737140.