

**5 Wharncliffe Close, Hadfield, Glossop, SK13 1QE**



- FREEHOLD
- Detached Family Home
- Four DOUBLE Bedrooms
- Two Ensuite Shower Rooms
- Family Bathroom & Ground Floor w/c
- Kitchen/Breakfast & Utility Room
- Four Reception Rooms
- Front & Rear Gardens
- Driveway
- Cul-de-sac location

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## MAIN DESCRIPTION

**\*\*\*FREEHOLD\*\*\***Stepping Stone are delighted to offer for sale this very spacious detached family home situated within a popular residential area of Hadfield just a short distance from the M60 Motorway Networks, schools and nurserys.

Hadfield is a small village just outside its larger neighbouring town of Glossop and benefits from a host of local shopping and leisure facilities along with a direct rail link into Manchester City Centre. The Longendale Trail and Bottoms Reservoir are close by for those who enjoy the outdoors.

This lovely home offers spacious & versatile family accommodation which in brief comprises; Entrance Hallway, Lounge, Dining Room, Conservatory, Kitchen/Breakfast, Utility Room and w/c to the ground floor and **FOUR DOUBLE** Bedrooms with Two Ensuite Bathrooms and Family Bathroom to the first floor.

Externally there is a driveway and front garden with gated side access to a private and fully enclosed two tiered garden with patio and lawn areas and established planting.





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## ENTRANCE HALLWAY

Entrance hallway UPVC double glazed external door to hallway with wall mounted radiator ceiling light point stairs the first floor accommodation internal doors to the ground floor

## RECEPTION ROOM TWO

13' 5" x 8' 0" (4.09m x 2.44m) Formally a garage with uPVC double glazed window to the front elevation, four wall light points, utility cupboard, wall mounted radiator.

## LOUNGE

16' 0" x 13' 6" (4.88m x 4.11m) Double doors from hallway to lounge with uPVC double glazed window to the front elevation, wall mounted radiator, gas pedal effect fire with fire surround, TV aerial point, two wall mounted radiators, ceiling light point, archway to dining room and internal door to conservatory.

## DINING ROOM

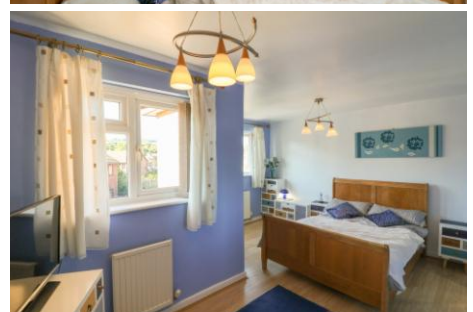
10' 6" x 8' 3" (3.2m x 2.51m) Glazed patio doors providing access to the conservatory, wall mounted radiator, ceiling light point.

## CONSERVATORY

10' 8" x 8' 8" (3.25m x 2.64m) uPVC double glazed conservatory to the rear elevation with garden aspect, ceiling fan light.

## KITCHEN

15' 0" x 8' 5" (4.57m x 2.57m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, integrated electric oven and four ring gas hob with overhead extractor fan, sink and drainer unit with mixer tap, full-size integrated dishwasher and fridge, internal door to rear hallway and WC, ceiling light point, stairs storage.



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## GROUND FLOOR WC

5' 0" x 4' 0" (1.52m x 1.22m) A two-piece suite comprising low-level WC, wall hung sink with mixer tap, wall mounted radiator, ceiling light point, uPVC double glazed window to side elevation.

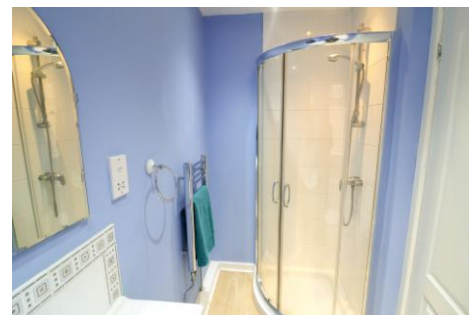


## REAR HALLWAY

Ceiling light point, internal door to utility room.

## UTILITY ROOM

Loft access point, window to the side elevation, ceiling light points, plumbing for automatic washing machine.



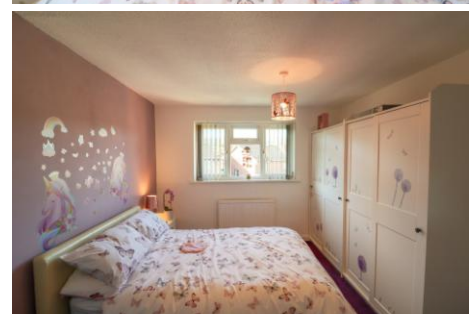
## LANDING

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



## MAIN BEDROOM

15' 0" x 12' 6" (4.57m x 3.81m) A generous double bedroom with two uPVC double glazed windows to the front elevation with far-reaching countryside views, two wall mounted radiators, ceiling light points, over stairs storage cupboard, internal door to ensuite.



## ENSUITE

8' 0" x 4' 3" (2.44m x 1.3m) A three-piece suite comprising low-level WC, sink cabinet unit and separate shower cubicle, ceiling spotlights, wall mounted chrome heated towel rail, shaving point, window to the side elevation.



## BEDROOM TWO

11' 7" x 10' 5" (3.53m x 3.18m) A further generous double bedroom with uPVC double glazed window to the front elevation with far-reaching countryside views, wall mounted radiator, ceiling light point, internal door to en-suite.



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## EN-SUITE

4' 9" x 8' 4" (1.45m x 2.54m) A three piece suite comprising unit and shower splashback tiling UPVC double glaze window to the side elevation wall mounted radiator wall light points ceiling light point.



## BEDROOM THREE

12' 4" x 8' 0" (3.76m x 2.44m) A further double bedroom with uPVC double glazed window to the rear elevation with garden aspect, wall mounted radiator, ceiling light point.



## BEDROOM FOUR

10' 0" x 9' 0" (3.05m x 2.74m) A further double bedroom with uPVC double glazed window to the rear elevation with garden aspect, wall mounted radiator, ceiling light point.



## FAMILY BATHROOM

6' 5" x 5' 6" (1.96m x 1.68m) A three-piece suite comprising; low level w/c, wall hung sink unit and shower bath with handheld Victorian style mixer tap, splashback tiling, wall mounted radiator, ceiling light point.



## EXTERNAL

Driveway and front garden with gated side access to a private and fully enclosed two-tiered garden with patio and lawn areas and established planting.



## DISCLAIMER

Tenure -FREEHOLD  
Council Tax Band - D  
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.

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