

**25 Glossop Brook View, Glossop, Derbyshire, SK13 8BF**



- FREEHOLD
- Exclusive Detached Family Home
- Sizeable Corner Plot
- FOUR DOUBLE BEDROOMS
- Off Road Parking for 3 Vehicles
- Entrance Hallway with w/c
- Large Kitchen/Dining/Snug
- Two Ensuite & Main Bathroom
- Private Garden with Home Garden Office
- Glossop Town Centre Location

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## MAIN DESCRIPTION

### \*\*\*FREEHOLD\*\*\*

Stepping Stones are delighted to offer for sale this executive home situated within this desirable Rydale Homes development located within the heart of Glossop Town.

Nestled between Sheffield and Manchester on the edge of the breath-taking Peak District National Park, Glossop offers a host of local shopping and leisure facilities including a good selection of shops, restaurants, and pubs with home-cooked food, together with a direct rail link into Manchester City Centre. It is within proximity of numerous beautifully scenic doorstep walks, stunning open countryside, and has many additional leisure facilities including sports clubs, a leisure centre, swimming pool, tennis courts and an 9-hole golf course

The property is perfectly tucked away and occupies a private corner plot within the development, to the front there is a garage and off road parking for approx. 3 vehicles and to the rear is a private and fully enclosed garden with lawn and patio areas, complete with garden room/office.

The internal accommodation is perfect for a medium to large family and in brief comprises; Entrance Hallway, Ground Floor w/c, Lounge and beautiful large kitchen/dining/snug to the ground floor, the first floor has two double bedrooms both with walk through wardrobes and en-suite bathrooms and the second floor enjoys a further two double bedrooms and a family bathroom.

An ideal home for those wanting to be a stones throw away from Glossop Town Centre and all the local amenities, shops and transport links.





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## ENTRANCE HALLWAY

Solid Oak external door to hallway with turn stair to the first floor accommodation, wall-mounted radiator, ceiling light point, internal doors to the ground floor accommodation.

## GROUND FLOOR W/C

7' 8" x 3' 3" (2.34m x 0.99m) A two piece suit comprising, low-level WC and pedestal sink unit with mixer tap, wall-mounted chrome heated towel rail, extraction fan, uPVC double glazed window to the front elevation.

## LOUNGE

14' 2" x 10' 5" (4.32m x 3.18m) 2 x uPVC double glazed windows to the side and rear elevations, wall mounted radiator, ceiling light point, TV Aerial point.

## KITCHEN/DINING/SNUG

20' 2" x 19' 4" (6.15m x 5.89m) - widest point A large and sociable kitchen/dining/snug with a range of high and low fitter kitchen units with contrasting splash back work surfaces, integrated tall fridge freezer, integrated microwave, electric oven and four ring gas hob with over hob extractor fan and integrated full sized dishwasher, central breakfast Island opening through to a generous sized dining space with bifold doors providing access to the rear garden, wall-mounted TV Aerial point, radiator, over table pendant light, uPVC double glazed windows to the rear elevation, over breakfast pendant lights, ceiling spotlight, under stair storage cupboard with plumbing for automatic washing machine.

## FIRST FLOOR LANDING

Stairs from the ground to the first floor leading to an attractive galleried landing with ceiling light point, stairs to the second floor accommodation, internal doors to the first floor rooms and storage cupboard.



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### MAIN BEDROOM SUIT

13' 1" x 10' 0" (3.99m x 3.05m) A double bedroom with uPVC double glazed window to the rear elevation with woodland aspect, ceiling light point, wall mounted TV Aerial point, wall mounted radiator, opening through to walk-through closet with ceiling light point and internal door two en suite.



### WALK THROUGH CLOSET

8' 6" x 3' 7" (2.59m x 1.09m) Rails for long and short hanging, ceiling light point, internal door to en-suite



### EN-SUITE

8' 6" x 5' 6" (2.59m x 1.68m) A three-piece suit comprising; WC and sink with mixer tap and shower bath with over bath shower, splash back tiling, wall mounted chrome heated towel rail, extraction fan, ceiling light point, uPVC double glazed windows to the side and rear elevations.



### BEDROOM TWO

11' 9" x 9' 5" (3.58m x 2.87m) A further double bedroom with uPVC double glazed windows x 2 to the side elevation with far reaching countryside views, wall mounted radiator, ceiling light, opening through to walk through closet and en suite.



### WALK THROUGH CLOSET

6' 5" x 4' 6" (1.96m x 1.37m) With rails for long and short hanging, ceiling light point and internal door to en-suite.



### EN-SUITE

9' 1" x 4' 7" (2.77m x 1.4m) - widest point A three-piece suit comprising; WC, sink with mixer the tap and shower cubicle, uPVC double glazed windows to the side and rear elevations, extraction fan, ceiling light point, wall-mounted chrome heated towel rail.



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## SECOND FLOOR LANDING

Second floor landing with loft access point, stairs from the first floor, ceiling light point, internal doors to the second floor accommodation.

## BEDROOM THREE

13' 1" x 8' 7" (3.99m x 2.62m) A further double bedroom with uPVC double glazed window to the rear elevation with countryside views and garden aspect, ceiling light point, wall-mounted radiator.

## BEDROOM FOUR

13' 1" x 8' 3" (3.99m x 2.51m) A further double bedroom with uPVC double glazed window to the side elevation with far reaching countryside views, wall-mounted radiator, ceiling light point.

## FAMILY BATHROOM

7' 7" x 5' 4" (2.31m x 1.63m) A three-piece suit comprising; low-level w/c, sink draw unit with mixer and shower bath with over bath shower, wall-mounted chrome heated towel rail, ceiling light point, splash back tiling, extraction fan, Velux window.

## GARDEN ROOM / OFFICE

12' 7" x 12' 7" (3.84m x 3.84m) Garden room with power lighting, separate consumer unit, timber double glazed window and patio doors providing access to the rear garden, wall mounted radiator.

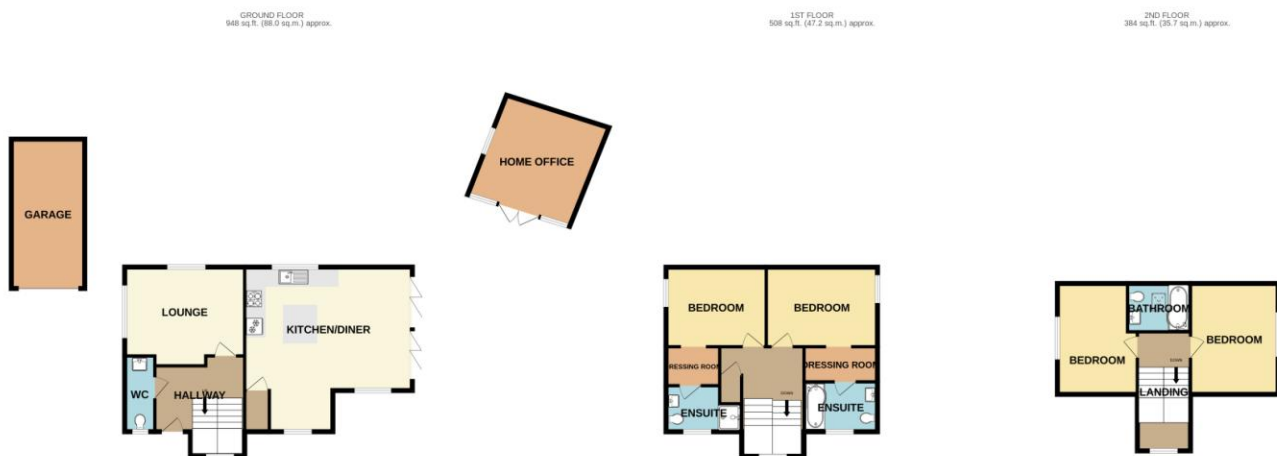
## EXTERNAL

The property is tucked away and occupies a corner plot within the development to the front there is a garage and off road parking for approx. 3 vehicles and to the rear is a private and fully enclosed garden with lawn and patio areas complete with garden room/office.

Leasehold Term







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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