

**64 Hawthorn Drive, Glossop, Derbyshire, SK13 7EE**



- **FREEHOLD & NO VENDOR CHAIN**
- **Detached Family Home**
- **Immaculately Presented**
- **Large Family Kitchen/Diner**
- **Utility Room & Ground Floor W/C**
- **FOUR DOUBLE BEDROOMS**
- **Two Ensuite & Family Bathroom**
- **Enclosed Private Rear Garden**
- **Driveway and Garage**
- **Countryside Views**

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## MAIN DESCRIPTION

### \*\*\*FREEHOLD & NO VENDOR CHAIN\*\*\*

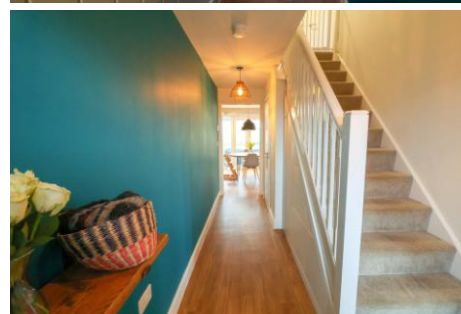
Immaculately presented Detached Family Home occupying an enviable position within this desirable and sought after Laurel View Development which is situated on the edge of spectacular open countryside and just a short distance from Glossop Town Centre and the Lovely Victorian Howard Park and Swimming Baths.

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 18-hole golf course.

The internal accommodation is extremely well presented and offers superb family living accommodation which in brief comprises; Entrance Hallway with smart under stair storage, Ground Floor w/c, Spacious Lounge, Large and Comprehensive Kitchen/Dining/Snug, Utility Room and Integral Garage to the ground floor and FOUR DOUBLE Bedrooms, Two Ensuite Bathrooms and Family Bathroom to the first floor.

Externally to the front is a front lawn garden with driveway for approx. 2 vehicles, gated side access to the private and fully enclosed rear garden with covered patio and lawn areas

The property enjoys far reaching countryside views.





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## ENTRANCE HALL

External entrance door to hallway, wall mounted radiator, two ceiling light points, internal doors to the ground floor, smart under stairs storage system.

## GROUND FLOOR WC

A two piece suite comprising; low level WC, pedestal sink unit with mixer tap, wall-mounted radiator, extraction fan, ceiling light point, splash back tiling.

## LOUNGE

20' 3" x 11' 3" (6.17m x 3.43m) A beautifully arranged and generous sized lounge with uPVC double glazed bay window to the front elevation, wall-mounted radiator, attractive panel wall, two ceiling light points.

## KITCHEN/DINER

20' 8" x 10' 8" (6.3m x 3.25m) A very spacious kitchen diner with a comprehensive range of high and low fitted kitchen units with under cupboard lighting, integrated electric oven, four gas hob with over hob extractor fan, integrated fridge freezer, full size dishwasher, two wall mounted radiators, ceiling spotlights, extraction fan, internal door to utility room, uPVC double glazed window and patio doors providing access to the rear garden.

## UTILITY ROOM

10' 8" x 5' 6" (3.25m x 1.68m) A range of low base units with contrasting splash back work surfaces, plumbing for automatic washing machine, space for condensing dryer, wall-mounted radiator, tiled flooring, ceiling light point, extraction fan, external door providing access to the garden and door to garage.

## GARAGE

16' 8" x 8' 0" (5.08m x 2.44m) Integral garage with up and over access door, wall-mounted combination boiler, consumer unit, ceiling light point.



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## LANDING

A spacious landing with stairs from the ground to the first floor, ceiling light point, storage cupboard with boiler tank, loft access point, internal doors to the first floor accommodation.

## MAIN BEDROOM

15' 3" x 11' 5" (4.65m x 3.48m) A generous double bedroom with two double fitted wardrobes, ceiling light point, attractive wall panelling, wall mounted radiator, uPVC double glazed window to the front elevation with far reaching countryside views, internal door to ensuite.

## ENSUITE

6' 6" x 5' 6" (1.98m x 1.68m) A three piece suite comprising low-level WC, wall hung sink unit and double shower, attractive wall mounted radiator, ceiling light point, ceiling fan, uPVC double glazed window to the side elevation.

## BEDROOM TWO

12' 5" x 11' 6" (3.78m x 3.51m) A double bedroom with two uPVC double glazed windows to the front elevation with far reaching countryside views, built-in closet and double wardrobe, ceiling light point, wall mounted radiator, internal door to ensuite.

## ENSUITE

7' 4" x 4' 5" (2.24m x 1.35m) A three-piece suite comprising; low level WC, wall hung sink unit and shower, splashback tiling, extraction fan, ceiling light point, wall mounted radiator, uPVC double glazed window to the side elevation.

## BEDROOM THREE

7' 10" x 10' 6" (2.39m x 3.2m) A further double bedroom with uPVC double glazed window to the rear elevation with garden aspect, fitted triple wardrobe, ceiling light point, wall-mounted radiator.





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### BEDROOM FOUR

10' 6" x 9' 1" (3.2m x 2.77m) A further double bedroom with triple fitted wardrobe, wall-mounted radiator, uPVC double glazed window to the rear elevation, ceiling light point.

### BATHROOM

A three-piece suite comprising; low level WC, wall hung sink unit and bath with over bath shower, splash back tiling, large chrome heated towel rail, ceiling fan light, ceiling light point, uPVC window to the rear elevation.

### EXTERNAL

Front lawn garden with driveway for approx. 2 vehicles with gated side access to a private rear garden with lawn and covered patio areas.

### DISCLAIMER

Tenure - Freehold

Annual Ground Rent

Leasehold Term

Service Charge - £120.00 per annum - for the green spaces

Council Tax Band - F

EPC Rate - B



GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



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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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