

**27 Kingfisher Way, Shirebrook, Glossop, SK13 6QA**



- DETACHED FAMILY HOME
- Four Bedrooms
- En-suite & Main Bathroom
- Ground Floor w/c & Spacious Utility Room
- Beautiful Kitchen Diner

- Spacious Entrance Hallway
- Large Garage & Driveway
- Front & Rear Gardens
- Stunning Lounge
- Desirable Location

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### MAIN DESCRIPTION

\*\*\*SIMMONDLEY LOCATION\*\*\*Stepping Stones are delighted to offer for sale this detached four bedroom family home in the desirable and much sought-after residential area of 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 family 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/Diner, Utility Room and Ground Floor w/c, Four Bedrooms (three doubles), Ensuite Shower Room and Family Bathroom.

Externally to the front there is a Double Driveway and Front lawn with gated side access to a private and fully enclosed rear garden with patio and lawn areas.





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### ENTRANCE HALLWAY

External door to hallway, wall mounted radiator, spotlights to ceiling, stairs to the first floor accommodation, internal door through to the ground floor WC and large storage cupboard.

### GROUND FLOOR W/C

A two piece suite comprising WC, sink cabinet unit, splashback tiling, wall mounted radiator, uPVC double glazed window to the front elevation.

### LOUNGE

19' 11" x 12' 2" (6.07m x 3.71m) uPVC double glazed bay window to the front elevation, wall mounted radiator, ceiling light point, cornice to ceiling, gas fire with timber fire surround, TV aerial point.

### DINING ROOM

12' 3" x 11' 10" (3.73m x 3.61m) Dining room with uPVC double glazed patio doors providing access to the garden, wall mounted radiator, ceiling light point, internal door through to kitchen diner.

### KITCHEN/DINER

19' 6" x 11' 11" (5.94m x 3.63m) A range of high and low fitted kitchen units with contrasting worksurfaces, splashback tiling, gas oven with six ring gas hob with overhead extractor fan, ceramic sink and drainer unit with mixer tap, uPVC double glazed window to the rear elevation with garden aspects, two wall mounted radiators, ceiling spotlights, uPVC bay window to rear elevation with garden aspects, ceiling light point, internal door through to utility room.

### UTILITY ROOM

9' 9" x 7' 11" (2.97m x 2.41m) Worksurface and storage cupboard, space for under cupboard appliance, plumbing for automatic washing machine, wall mounted radiator, extraction fan, ceiling light point, external door to the rear and internal door to the garage.



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## GARAGE

17' 2" x 17' 0" (5.23m x 5.18m) Double Garage with twin opening doors and internal door through to the Utility Room.

## LANDING

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

## MAIN BEDROOM

14' 1" x 13' 3" (4.29m x 4.04m) A generous double bedroom with uPVC double glazed bay window to the front elevation, ceiling spotlights, built in wardrobes, wall mounted radiator, internal door through to Ensuite.

## ENSUITE

A generous sized ensuite with floor to ceiling splashback tiling and three-piece suite comprising low-level WC, shower enclosure and large sink unit, ceiling spotlights, wall mounted heated towel rail.

## BEDROOM TWO

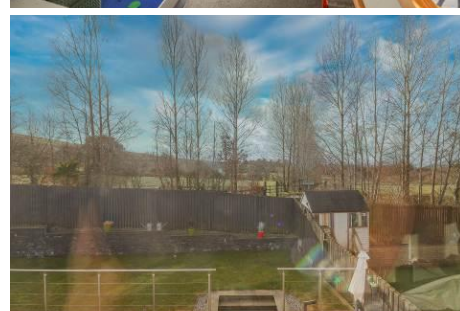
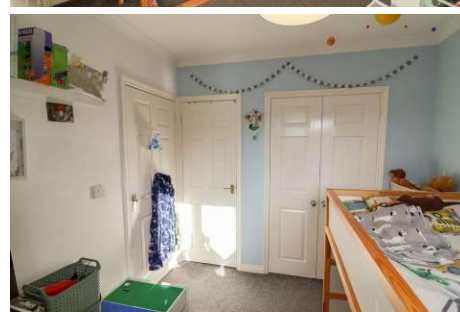
15' 7" x 13' 5" (4.75m x 4.09m) A further double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, internal door to walk in wardrobe.

## BEDROOM THREE

13' 9" x 11' 9" (4.19m x 3.58m) A further double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built in wardrobe.

## BEDROOM FOUR

13' 0" x 8' 8" (3.96m x 2.64m) uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built in wardrobe..





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### FAMILY BATHROOM

A three-piece suite comprising low-level WC, sink unit and bath with over bath shower, splashback tiling, wall mounted radiator, spotlights to ceiling, uPVC double glazed window to the rear elevation.

### EXTERNAL

Front - Double Driveway and Front lawn with gated side access to a private and fully enclosed rear garden with patio and lawn areas.

### DISCLAIMER

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floor plans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

### 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

Tenure - Leasehold

Annual Ground Rent - £200

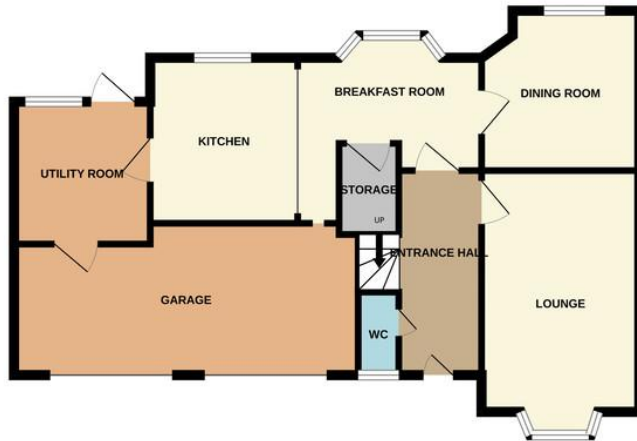
Leasehold Term - 999 years

Council Tax Band - F

EPC Rate - C



GROUND FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.

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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