

**3 Park Dene Drive, Glossop, Derbyshire, SK13 7XP**



- **\*\*\*FREEHOLD\*\*\***
- Impressive Large Family Home
- Three DOUBLE Bedrooms
- Large Kitchen Diner and Separate Dining Room
- Office, utility, Cloak Room and WC
- Fully tiled bathroom and en-suite
- Impressive Mature Front & Rear Gardens
- Sociable open plan family living space
- Double Garage with Electric Door & Off Road Parking
- Premium Glossop Location



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## MAIN DESCRIPTION

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

Stepping Stones are delighted to offer for sale this unique detached family home occupying a sizeable plot within a premium location in Glossop.

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.

This individual built home offers superb family living accommodation with high vaulted ceilings and open plan aspects and is enviably located neighbouring the Victorian Howard Park.

The internal accommodation is generous and in brief comprises; Entrance Sun Porch, Entrance Hallway, Study, Ground Floor w/c, Cloak Room, Large Lounge, Second Reception, Dining Room, Kitchen/Breakfast, Utility Room, Inner Hallway leading to Three DOUBLE Bedrooms, Ensuite and Family Bathroom.

Externally the property occupies a very large plot with mature gardens to the front, side and rear with lawn and patio areas and also enjoying park views from the elevated breakfast terrace.

There is a double garage with electric up and over vehicular access and pedestrian side door and ample parking for several vehicles.



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## ENTRANCE PORCH

uPVC double glazed doors and windows, tiled flooring, large external doors to hallway.

## ENTRANCE HALLWAY

uPVC double glazed windows to side elevation with garden aspect, ceiling light point, wall mounted radiator, internal doors leading to Office, WC and Cloak Room.

## STUDY

9' 1" x 8' 0" (2.77m x 2.44m) uPVC double glazed windows to side elevations with garden aspect, two wall lights, wall mounted radiator

## WC

4' 7" x 3' 6" (1.4m x 1.07m) Low-level WC, space saving corner sink, ceiling light point

## CLOAK ROOM

7' 8" x 3' 4" (2.34m x 1.02m) uPVC double glazed window to side elevation, ceiling light point

## KITCHEN/DINER

16' 3" x 15' 5" (4.95m x 4.7m) A spacious kitchen/diner with a range of high and low fitted kitchen units with contrasting work surfaces with stainless steel double sink with draining board and mixer tap, electric oven and four ring hob with extractor fan, splashback tiling, wall mounted radiator, space for American style fridge/freezer, spotlights to ceiling, internal door to utility room, two uPVC double glazed windows to the rear and side elevation with garden aspect, internal timber and glazed double doors providing access to the dining room.





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## UTILITY ROOM

8' 0" x 7' 5" (2.44m x 2.26m) uPVC double glazed door providing access to side garden, Velux window to ceiling, a range of high and low fitted kitchen cupboards, plumbing for washing machine, space for tumble dryer, stainless steel sink with draining board and mixer tap.

## DINING ROOM

15' 4" x 15' 3" (4.67m x 4.65m) uPVC double glazed sliding patio doors providing access to elevated patio area overlooking the garden, ceiling light point, wall mounted radiator, internal door to downstairs accommodation, exposed brick feature wall, internal timber double doors leading through into kitchen, stairs leading to lounge, elevated uPVC double glazed window to side.

## LOUNGE

31' 5" x 15' 6" (9.58m x 4.72m) uPVC sliding patio doors providing access to elevated patio area overlooking the garden, large uPVC double glazed windows to front elevation with front garden aspect, double internal timber glazed doors leading to porch, two ceiling light points, three wall mounted radiators, exposed brick chimney with modern, electric flame effect fire, stairs down leading to internal timber door to the games room, attractive vaulted ceiling and steps leading to dining room.

## GAMES ROOM

15' 6" x 11' 4" (4.72m x 3.45m) uPVC double glazed window to rear elevation with garden aspect, two ceiling light points, wall mounted radiator.

## MAIN BEDROOM

15' 6" x 15' 2" (4.72m x 4.62m) uPVC double glazed windows to each side with garden aspect, four wall mounted radiators, two wall light points, exposed beams to ceiling, fitted wardrobes to each side, internal timber door leading to ensuite.



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### ENSUITE

7' 3" x 6' 4" (2.21m x 1.93m) A three piece suite comprising low-level WC, wall mounted sink with vanity unit, shower unit with waterfall showerhead and handheld showerhead, fully tiled, wall mounted chrome towel rail, two wall light points, uPVC double glazed window to side elevation, uPVC double glazed Velux to ceiling.

### BEDROOM TWO

15' 4" x 9' 8" (4.67m x 2.95m) Two uPVC double glazed windows to side and rear elevation with garden aspect, ceiling light point, wall mounted radiator, elevated uPVC double glazed window.

### BEDROOM THREE

15' 7" x 7' 5" (4.75m x 2.26m) Two uPVC double glazed windows to side and rear elevation with garden aspect, ceiling light point, wall mounted radiator, fitted wardrobes.

### FAMILY BATHROOM

7' 4" x 7' 3" (2.24m x 2.21m) A four-piece suite comprising of low-level WC, bath with Jacuzzi outlets, pedestal sink unit, shower unit, uPVC double glazed window to side elevation, fully tiled, wall mounted radiator, wall light point, uPVC double glazed velux window to ceiling.

### EXTERNALLY

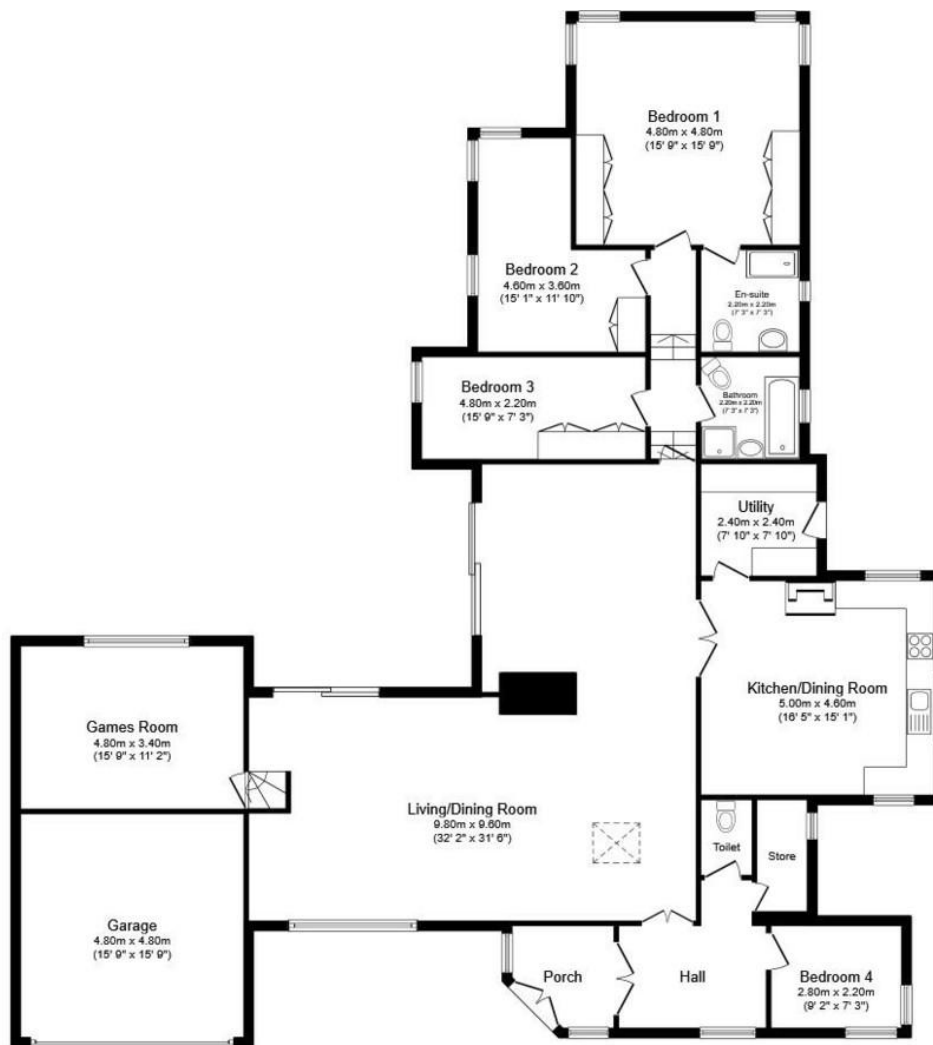
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### DISCLAIMER

Tenure – Freehold \* Council Tax Band – G \* EPC Rate - C





Total floor area 227.5 sq.m. (2,448 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by [www.focalagent.com](http://www.focalagent.com)

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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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