

**11 Meadowfield Close, Hadfield, Glossop, SK13 2BL**



- FREEHOLD
- Detached Family Home in Cul-de-Sac Position
- FOUR BEDROOMS & Family Bathroom
- Utility Room & Ground Floor Shower Room
- Stunning & Comprehensive Kitchen
- Spacious Lounge & Dining Room
- Private Rear Garden with Open Aspect
- Large Garden Room with power & light
- Workshop Garage and Driveway with Electric Charging Point
- Ideally placed for Glossopdale School

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## MAIN DESCRIPTION

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

Stepping Stones are delighted to offer for sale this superb family home situated within a cul-de-sac location off The Shaw and just a short distance from Glossopdale School in Hadfield.

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 Longdendale Trail and Bottoms Reservoir are close by for those who enjoy the outdoors.

This lovely home is very well appointed and decorated throughout and offers true spacious family accommodation which in brief comprises; Entrance Hallway, Ground Floor Shower Room with w/c, very Spacious Lounge, Dining Room, well appointed Fitted Kitchen and Utility Room to the ground floor and Four Bedrooms (three double) and Family Bathroom to the first floor.

Externally there is a driveway and front lawn garden with storage garage and gated side access to a private and fully enclosed rear garden with open aspect and large storage workshop.

This is a perfect family home given its close proximity to Glossopdale School and the accommodation on offer, viewing it highly recommended as we anticipate early interest.



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## ENTRANCE HALL

uPVC double glazed entrance door to hallway with stairs to the first floor accommodation, wall mounted radiator, ceiling light point, internal doors to the ground floor, ceiling spot lights and Coat hanging.

## GROUND FLOOR BATHROOM

7' 10" x 5' 44" (2.39m x 2.64m) A three-piece suite comprising, low-level WC, corner shower cubicle, pedestal sink unit, wall mounted chrome heated towel rail, ceiling spotlights, uPVC double glazed window to the side elevation.

## LOUNGE

16' 0" x 13' 4" (4.88m x 4.06m) A very generous sized lounge with uPVC double glazed bay window to the front elevation, wall mounted radiator, ceiling light point, electric fire surround and opening thought to the dining room.

## DINING ROOM

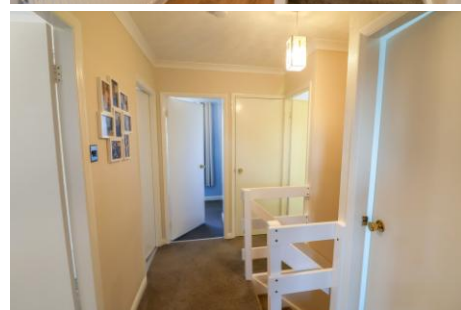
10' 2" x 9' 4" (3.1m x 2.84m) uPVC double glazed patio doors providing access to the rear garden with far reaching countryside views, wall mounted radiator and ceiling light point.

## KITCHEN

12' 4" x 9' 4" (3.76m x 2.84m) A comprehensive and well appointed range of high and low fitting kitchen units, contrasting splash back work surfaces, under cupboard lighting, integrated high level hide and slide Neff oven with a four ring induction Neff hob and over head extractor fan, AEG microwave, space for a tall fridge/freezer, uPVC double glazed window to the rear elevation, stainless steel sink with draining unit with mixer tap, large smart storage drawers, plumbing for dishwasher, space for animal feeding station, ceiling light point, carousel corner cupboard and internal door through to utility room.

## UTILITY ROOM

5' 9" x 4' 9" (1.75m x 1.45m) uPVC double glazed window and door to the rear elevation, ceiling light point, plumbing for automatic washing machine, space for a condensing dryer and wall mounted radiator.



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## LANDING

Stairs from the ground to the first floor, ceiling light point, loft access point, internal doors to the first floor accommodation, airing cupboard with hanging rail and radiator.

## BEDROOM ONE

12' 7" x 12' 1" (3.84m x 3.68m) A generous double bedroom with large uPVC double glaze window to the front elevation with open aspects to the countryside views, range of fitted wardrobes and vanity unit with storage drawers and cabinet, wall mounted radiator and ceiling light point.

## BEDROOM TWO

9' 0" x 10' 0" (2.74m x 3.05m) A double bedroom with uPVC double glazed window to the rear elevation with open aspect and far reaching countryside views, wall mounted radiator, fitted wardrobe and ceiling light point.

## BEDROOM THREE

10' 5" x 8' 8" (3.18m x 2.64m) A double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light point.

## BEDROOM FOUR

11' 5" x 6' 5" (3.48m x 1.96m) Single bedroom/office with uPVC double glaze window to the rear elevation with open aspects to the far reaching countryside views, wall mounted radiator and ceiling light point.

## BATHROOM

6' 8" x 5' 5" (2.03m x 1.65m) A two piece suite comprising bath with over bath shower and sink cabinet and draw unit, ceiling light point, extraction fan, splashback tiling, wall mounted chrome heated towel rail, uPVC double glazed window to the side elevation.



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## SEPARATE WC

2' 8" x 5' 5" (0.81m x 1.65m) A low-level WC, tiling wall mounted radiator, ceiling light point, extraction fan and UPVC double glaze window to the side elevation.

## GARAGE

Garage with power and lighting and up over vehicle access door, electric car charging point.

## EXTERNAL

Externally there is a driveway and front lawn garden with storage garage and gated side access to a private and fully enclosed rear garden with open aspect and large storage workshop.

## DISCLAIMER

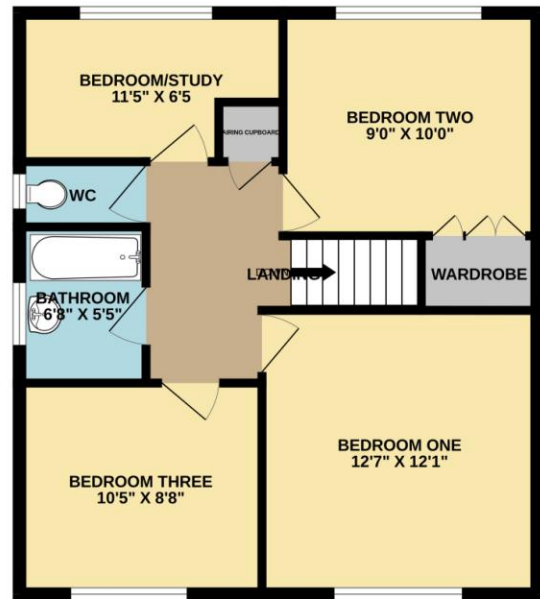
Tenure - FREEHOLD  
Council Tax Band - E  
EPC Rate - C



GROUND FLOOR



1ST FLOOR



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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