

**33 Hawthorn Drive, Glossop, Derbyshire, SK13 7DB**



- FREEHOLD
- Detached Family Home
- Beautifully Presented Throughout
- Four Double Bedrooms
- Large Family Kitchen/Diner
- Ground Floor WC
- Two Ensuities & Family Bathroom
- Large Private Rear Garden
- Driveway and Garage
- Sought After Area

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### MAIN DESCRIPTION

Stepping Stones are delighted to offer for sale this large Freehold property situated in a highly sought-after area within the desirable Laurel View Development, this beautifully presented detached family home offers spacious and versatile accommodation, ideal for modern family living.

The home boasts four generously sized double bedrooms, including two with ensuite bathrooms, in addition to a stylish family bathroom and convenient ground floor WC. At the heart of the home is a stunning open-plan kitchen/diner, perfect for both everyday living and entertaining.

Outside, the property continues to impress with a large private rear garden, ideal for relaxing or spending time with family, as well as a driveway and integral garage providing ample off-road parking.

Glossop is a thriving market town located on the edge of the Peak District National Park in Derbyshire. Combining rich industrial heritage with stunning natural surroundings, it offers a unique lifestyle that appeals to families, professionals, and outdoor enthusiasts alike.

The town boasts a strong sense of community and a wide range of amenities including independent shops, cafés, restaurants, supermarkets, and excellent local schools. Glossop's popular High Street and historic buildings add charm, while nearby Manor Park and surrounding countryside provide plenty of opportunities for walking, cycling, and outdoor leisure.

Glossop is also exceptionally well connected. Glossop Train Station provides regular direct services to Manchester Piccadilly, making it a convenient base for commuters. In addition, the town offers easy access to the M67 and surrounding transport links, ensuring smooth travel across the region. Whether you're drawn by its character, convenience, or countryside, Glossop offers an outstanding quality of life in a scenic and well-serviced setting.



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### HALLWAY

External entrance door to hallway, wall mounted radiator, two ceiling light points, internal doors to the ground floor, internal door leading to the garage.

### LOUNGE

17' 9" x 10' 4" (5.41m x 3.15m) A generous sized lounge with uPVC double glazed window to the front elevation, two wall-mounted radiators, two ceiling light points.

### KITCHEN

16' 4" x 9' 4" (4.98m x 2.84m) A beautiful kitchen diner with a comprehensive range of high and low fitted kitchen units with under cupboard lighting, integrated eye level electric oven, five ring gas hob with over hob extractor fan, integrated microwave, fridge freezer, full size dishwasher and washing machine appliances, island unit, tall storage cupboard/larder unit, wall mounted radiator, two ceiling light points, internal door to dining room, uPVC double glazed window and patio doors providing access to the rear garden.

### DINING ROOM

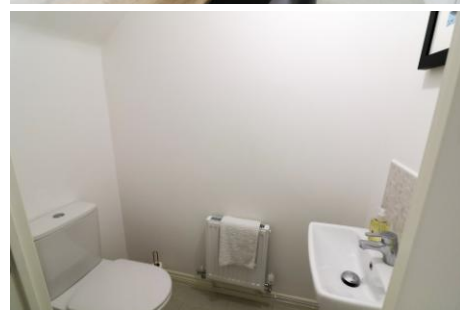
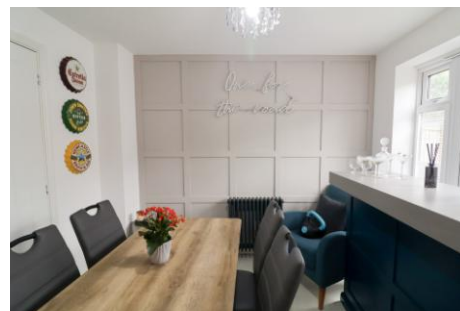
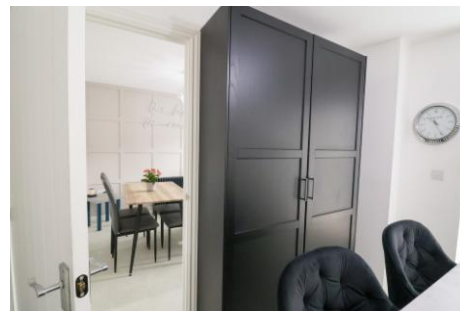
9' 4" x 9' 3" (2.84m x 2.82m) uPVC double glazed patio doors providing access to the rear garden, attractive panelling to wall, internal doors to lounge, modern wall mounted radiator, ceiling light point.

### DOWNSTAIRS WC

5' 2" x 2' 3" (1.57m x 0.69m) A two piece suite comprising low level WC, wall mounted sink, ceiling light point, wall mounted radiator.

### GARAGE

Integral garage with up and over access door, ceiling light point.



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### LANDING

Ceiling light point, wall mounted radiator, door to large storage cupboard, door to cupboard housing boiler, loft access point, internal doors to first floor accommodation.

### MAIN BEDROOM

14' 6" x 10' 6" (4.42m x 3.2m) uPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, built in wardrobes, attractive panelling to wall, internal door to ensuite.

### ENSUITE

5' 6" x 3' 2" (1.68m x 0.97m) A three piece suite with shower cubicle, low level WC, wall mounted sink, uPVC double glazed window to the side elevation, ceiling light point, wall mounted radiator.

### BEDROOM TWO

11' 6" x 9' 0" (3.51m x 2.74m) uPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, internal door to ensuite.

### ENSUITE

8' 0" x 5' 6" (2.44m x 1.68m) A three piece suite with shower cubicle, low level WC, wall mounted sink, uPVC double glazed window to the side elevation, ceiling light point, wall mounted radiator.

### BEDROOM THREE

9' 9" x 8' 5" (2.97m x 2.57m) uPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator.

### BEDROOM FOUR

9' 8" x 8' 1" (2.95m x 2.46m) uPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator.



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### BATHROOM

7' 1" x 5' 6" (2.16m x 1.68m) A three piece suite with bath, low level WC, wall mounted sink, uPVC double glazed window to the rear elevation, ceiling light point, extractor fan, wall mounted radiator.

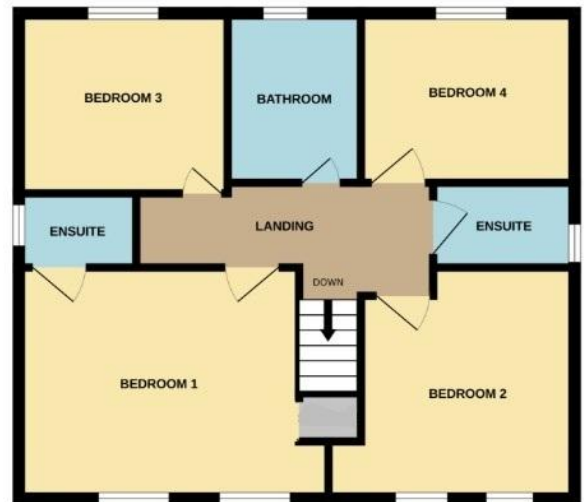
### EXTERNALLY

The property continues to impress with a large private rear garden, ideal for relaxing or spending time with family, as well as a driveway and integral garage providing ample off-road parking.

### DISCLAIMER

Council Tax Band Rating - E  
Council - High Peak Borough Council  
The vendor has advised the following:  
Property Tenure is Freehold  
Service Charge - £183.12  
EPC Rate - B





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 floorplans 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.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.  
Company Registration Number 10234493. VAT Registration Number 289737140.