

2 Wren Nest Close, Glossop, Derbyshire, SK13 8GH



- NO VENDOR CHAIN
- **Vendor Open to Part-exchange for the right property**
- Sought After Location
- Three Reception Rooms
- Modern Kitchen & Ground Floor w/c
- Three Bedrooms
- Family Bathroom & En-Suite
- Private Front & Rear Gardens & Views
- Storage Garage & Driveway
- Move in Ready Condition

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MAIN DESCRIPTION

*****NO VENDOR CHAIN*****For the right property, part-exchange may be an option, provided the value of the part-exchange is below £260k

Situated within a private modest development in a quiet cul-de-sac, this well-presented detached family home is located in a highly sought-after area of Glossop. Ideally positioned close to reputable local schools and just a short distance from Glossop Town Centre, the property offers convenience and comfort in equal measure also enjoying views of nearby countryside.

The accommodation comprises; entrance hallway, ground floor WC, three versatile reception rooms one of which can be used as a home office or ground floor bedroom, a modern kitchen, three well-proportioned bedrooms including a main bedroom with en-suite, and a contemporary family bathroom.

Outside, the home boasts private front and rear gardens, a storage garage, and a driveway providing off-road parking.

Move-in ready and perfect for families seeking a peaceful yet well-connected location.

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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ENTRANCE HALLWAY

Stairs leading up to UPVC double glazed window to side elevation on staircase London internal doors to 1st floor accommodation Large storage cupboard loft access point wall mounted radiator ceiling light point

GROUND FLOOR W/C

4' 5" x 2' 8" (1.35m x 0.81m) Convenient ground floor WC with a low-level toilet, wall-mounted sink, ceiling light point, extractor fan, and wall-mounted radiator.

RECEPTION/BED 4/HOME OFFICE

9' 5" x 7' 5" (2.87m x 2.26m) excluding wardrobes A versatile room ideal as a dining area, home office, ground floor bedroom or snug, featuring a UPVC double glazed window to the side elevation, spotlights to ceiling, wall-mounted radiator, built-in storage cupboard, and wardrobes housing the boiler.

KITCHEN

15' 5" x 6' 3" (4.7m x 1.91m) Well-equipped kitchen with a mix of high and low-level units and contrasting work surfaces. Includes a four-ring gas hob, electric oven, integrated fridge freezer, space and plumbing for washing machine, stainless steel double sink with drainer and mixer tap, splashback tiling, spotlights to the ceiling, wall-mounted radiator, and a UPVC double glazed window to the front elevation.

LOUNGE

19' 3" x 12' 7" (5.87m x 3.84m) A generous lounge with a UPVC double glazed window to the rear offering a garden aspect, and doors leading into the conservatory. Features include an electric fire with surround, two wall-mounted radiators, two ceiling light points, and a large internal sliding door. Stairs lead to the first-floor accommodation.

CONSERVATORY

9' 3" x 9' 3" (2.82m x 2.82m) A pleasant additional living space featuring EPC-rated windows and doors opening out to the rear garden. Includes a ceiling light point with fan.



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STAIRS AND LANDING

Stairs lead to a side-facing UPVC double glazed window, allowing natural light onto the staircase. The landing provides access to first-floor accommodation, a large storage cupboard, loft access point, wall-mounted radiator, and ceiling light point.



MAIN BEDROOM

13' 6" x 9' 3" (4.11m x 2.82m) A spacious double bedroom featuring a UPVC double glazed window to the rear elevation with garden views and far-reaching countryside outlook. Includes a wall-mounted radiator, ceiling light point, and internal door leading to the en-suite.



ENSUITE

8' 0" x 5' 0" (2.44m x 1.52m) Modern three-piece suite comprising a shower cubicle, low-level WC, and pedestal sink unit with tiled splashback. Additional features include spotlights to the ceiling, extractor fan, wall-mounted chrome towel radiator, and two UPVC double glazed windows to the side and rear elevations.



BEDROOM TWO

9' 9" x 8' 9" (2.97m x 2.67m) A bright and airy room with wavy mirror detailing and a UPVC double glazed window to the front elevation offering open countryside views. Includes wall-mounted radiator and ceiling light point.



BEDROOM THREE

9' 7" x 7' 8" (2.92m x 2.34m) This bedroom features a stylish brick-effect wallpaper and a front-facing UPVC double glazed window with countryside views. Includes a radiator and ceiling light point.



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FAMILY BATHROOM

6' 8" x 5' 4" (2.03m x 1.63m) Comprising a three-piece suite with bath and overhead shower, low-level WC, and pedestal sink unit. Further benefits include spotlights to the ceiling, extractor fan, wall-mounted chrome towel radiator, and UPVC double glazed window to the side elevation.



EXTERNAL

Outside, the home boasts private front and rear gardens, a storage garage, and a driveway providing off-road parking



DISCLAIMER

The vendor has advised the following:

Property Tenure - Leasehold

Annual Ground Rent - £100.00 per annum

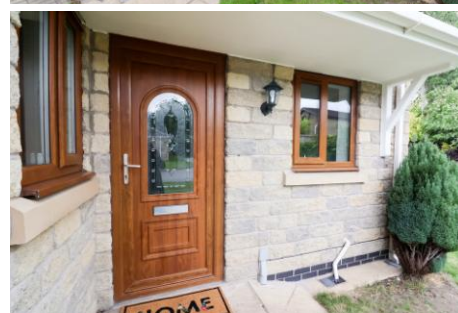
Leasehold Term - 977 years remaining

Service Charge - Approx £20.00 per 1/4 for external close lighting

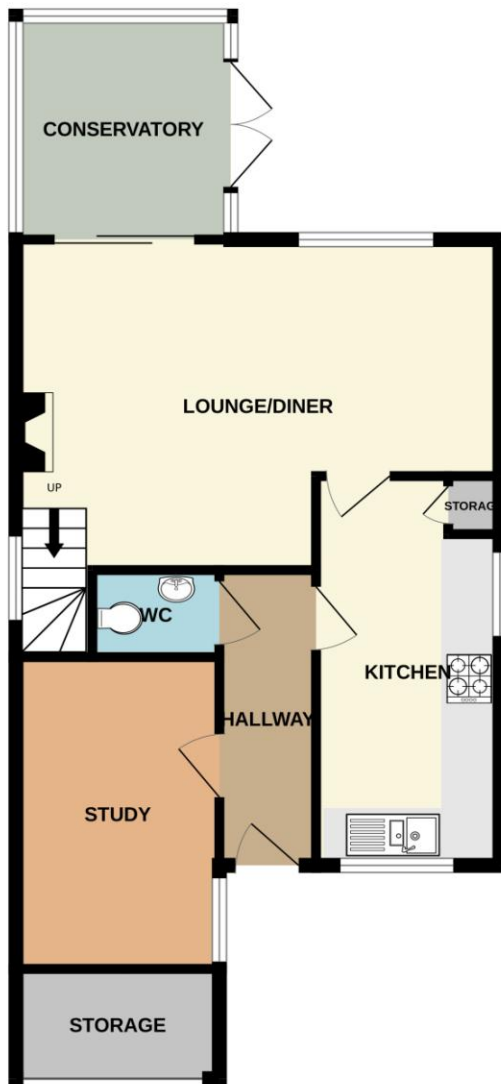
EPC Rate - C

Council Tax Band Rating - D

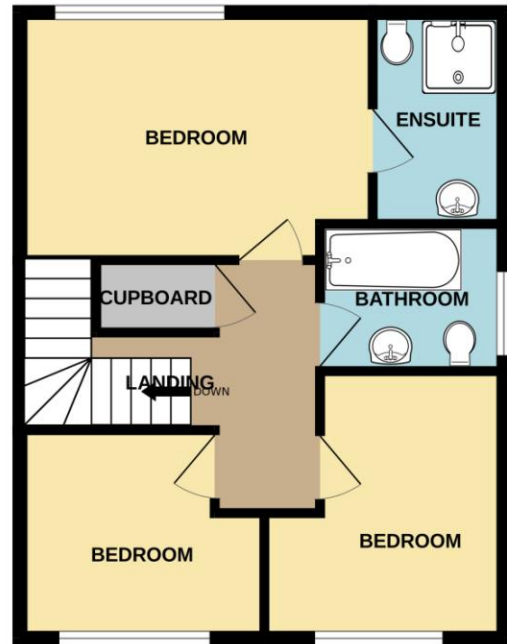
Council - High Peak Borough Council



GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



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.
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