

9 Lodge Bank, Hadfield, Glossop, Derbyshire, SK13 1QJ



- NO VENDOR CHAIN
- Detached family home
- Cul-de-sac Position
- Close to Bottoms Reservoir
- Fresh carpets and décor
- Vaulted garden room reception
- Four well-proportioned bedrooms
- Landscaped garden with decking
- Garage, office & extra storage
- Countryside Views

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MAIN DESCRIPTION

NO VENDOR CHAIN

This beautifully presented detached family home is set in a quiet cul-de-sac position in Hadfield, close to the scenic Bottoms Reservoir and surrounding countryside walks. Recently refurbished, the property benefits from fresh carpets and décor throughout, generous and versatile living accommodation, and a landscaped rear garden with a decked seating area – perfect for family life and entertaining.

The accommodation includes a bright lounge with bay window, dining area, a modern fitted kitchen/breakfast room, and an impressive second garden room with vaulted ceiling, providing a wonderful additional reception space with views over the garden. Upstairs there are four well-proportioned bedrooms and a stylish family bathroom.

Externally the property enjoys a lovely private rear garden with a lawn and raised decked terrace, and countryside outlook. The integral garage, over-garage storage, and home office provide excellent flexibility for working from home or hobbies and side access to the front driveway and lawn garden.

In summary, this detached family home offers modern comfort, flexible living spaces, and a highly desirable location within walking distance of Hadfield village amenities, schools, train station, and the beautiful open countryside.



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ENTRANCE HALLWAY

A welcoming entrance with uPVC double glazed front door, staircase to the first floor, wall-mounted radiator, ceiling light point, and internal door to the lounge.

LOUNGE

12' 5" x 12' 3" (3.78m x 3.73m) A generous, light-filled lounge with uPVC double glazed bay window to the front elevation, gas coal-effect fire with attractive surround, radiator, and ceiling light point. Open archway to dining area.

DINING AREA

9' 7" x 7' 6" (2.92m x 2.29m) Archway from lounge to dining area, with sliding patio doors leading to the garden reception room, ceiling light point, radiator, and internal door to the kitchen.

GARDEN RECEPTION ROOM

13' 10" x 10' 9" (4.22m x 3.28m) A superb additional reception room with countryside views, three Velux windows to the vaulted ceiling, ceiling spotlights, two radiators, and uPVC double glazed bi-folding doors opening to the rear garden.

KITCHEN/BREAKFAST

16' 6" x 11' 8" (5.03m x 3.56m) Spacious and well-appointed kitchen/breakfast with a range of high and low-level units, contrasting work surfaces, and splash-back tiling. Includes stainless steel 1.5 sink unit with mixer tap, dishwasher, and Range Master double oven with five-ring gas hob, warming plate, and extractor above. Ample space for a breakfast/dining table within the raised dining area, uPVC double glazed internal window to garden reception room, under-stairs storage cupboard, and stable door to rear hallway.



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REAR HALLWAY

10' 0" x 5' 8" (3.05m x 1.73m) With uPVC double glazed window and door to the rear elevation, ceiling spotlight, access to garage and internal door to the ground floor WC.



GROUND FLOOR W/C

3' 2" x 3' 2" (0.97m x 0.97m) A two-piece suite comprising; WC and sink unit with mixer tap, radiator, and ceiling light point.



GARAGE

18' 7" x 16' 0" (5.66m x 4.88m) A generous sized garage with uPVC double glazed window and door to rear garden, electric up-and-over vehicular access door, Worcester combination boiler, sink, power points, and lighting, internal door to home office and stairs lead to a useful over-garage storage room.



HOME OFFICE

8' 4" x 4' 6" (2.54m x 1.37m) Ideal work-from-home space with countryside views, uPVC double glazed window, power points, and ceiling light point.



OVER-GARAGE STORAGE ROOM

10' 2" x 7' 4" (3.1m x 2.24m) A fully boarded storage space with Velux window, power points, and lighting.



LANDING

Staircase from the ground to the first floor with loft access and internal doors to bedrooms and bathroom.

MAIN BEDROOM

12' 9" x 9' 1" (3.89m x 2.77m) A generous double bedroom with countryside views, fitted wardrobes, uPVC double glazed front window, radiator, and ceiling light point.



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BEDROOM TWO

9' 3" x 9' 0" (2.82m x 2.74m) A further double bedroom with far-reaching countryside views, uPVC double glazed window, radiator, and ceiling light point.

BEDROOM THREE

11' 9" x 7' 8" (3.58m x 2.34m) A further double bedroom with unique uPVC double glazed circular picture windows to the side and rear, plus an additional front window, all offering countryside views. Includes radiator and ceiling light point.

BEDROOM FOUR

8' 9" x 6' 1" (2.67m x 1.85m) Single bedroom with built-in wardrobe, uPVC double glazed front window, radiator, and ceiling light point.

FAMILY BATHROOM

6' 0" x 5' 1" (1.83m x 1.55m) A modern three-piece suite comprising close-coupled WC, sink unit with mixer tap, and bath with over-bath shower. Finished with splashback tiling, wall-mounted chrome heated towel rail, ceiling light point, and uPVC double glazed rear window.

EXTERNAL

Externally the property enjoys a lovely private rear garden with a lawn and raised decked terrace, and countryside outlook. The integral garage, over-garage storage, and home office provide excellent flexibility for working from home or hobbies and side access to the front driveway and lawn garden.

DISCLAIMER

The vendor has advised the following:

Property Tenure - Leasehold

Annual Ground Rent - £40.00 per annum

Leasehold Term - 955 years remaining

EPC Rate - Awaiting

Council Tax Band Rating - D

Council - High Peak Borough Council



Awaiting floorplan

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FREEHOLD/LEASEHOLD

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Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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