

**37 Turnlee Drive, Glossop, Derbyshire, SK13 6XA**



- NO VENDOR CHAIN
- Three Bedroom Terrace
- Head of a cul-de-sac
- Open Plan Living
- Light and Airy Lounge / Diner with countryside views

- Private Rear Garden
- Off Road Parking
- Close to Local Amenities, Schools and Transport Links
- Potential Investment Property
- Viewing Highly Recommended



# 37 Turnlee Drive, Glossop, Derbyshire SK13 6XA

## MAIN DESCRIPTION

\*\*\*NO VENDOR CHAIN\*\*\*

Situated at the head of a quiet cul-de-sac, this charming upside-down home offers a perfect layout for modern family living. Designed with the living areas on the upper floor to make the most of light and views, the property is ideally suited to families seeking a safe, child-friendly environment.

The home boasts a spacious and well-appointed kitchen, flowing seamlessly into the dining and lounge areas, creating an open and sociable space. Three well-proportioned bedrooms provide flexibility for family members, while the modern bathroom and practical storage solutions enhance convenience.

Outside, the property benefits from off-road parking and a rear garden, perfect for children to play safely or for relaxing with family. The location offers peace and privacy at the end of a cul-de-sac, while remaining within easy reach of local amenities, schools, and transport links.

This property combines thoughtful design, family-friendly living, and an excellent location, making it a rare opportunity for those looking for a comfortable and practical family home.



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## ENTRANCE HALLWAY

External door to hallway, ceiling light point, wall mounted radiator, internal doors to the ground floor accommodation.

## BEDROOM ONE

12' 7" x 7' 5" (3.84m x 2.26m) Located at the rear of the property, this double bedroom overlooks the garden and is filled with natural light. with wall-mounted radiator and ceiling light.

## BEDROOM TWO

7' 6" x 7' 0" (2.29m x 2.13m) uPVC double glazed window to the front elevation, wall-mounted radiator and ceiling light.

## BEDROOM THREE

8' 4" x 7' 5" (2.54m x 2.26m) Featuring uPVC double glazed sliding patio doors that provide direct access to the garden, this bright and airy bedroom is ideal for enjoying indoor-outdoor living. Wall-mounted radiator and ceiling light point.

## BATHROOM

6' 7" x 5' 0" (2.01m x 1.52m) A modern three-piece suite comprises a low-level WC, pedestal sink with storage underneath, and a shower unit. Floor-to-ceiling tiling, ceiling light point, and a chrome wall-mounted towel radiator.

## LOUNGE/DINER

16' 8" x 12' 4" (5.08m x 3.76m) Stairs from the ground to the first floor offers access into a bright and airy lounge/dining room with large uPVC double glazed windows to both the rear and front elevations. Rear windows provide a lovely garden aspect, while front windows offer far-reaching countryside views. Two wall-mounted radiators and ceiling light points.





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## KITCHEN

8' 4" x 7' 0" (2.54m x 2.13m) A spacious kitchen fitted with a mix of high and low-level units, complemented by contrasting work surfaces and a stylish tiled splashback. It features a four ring gas hob with extractor fan, electric oven, and a stainless steel sink with mixer tap and drainer. A uPVC double glazed window overlooks the rear garden, and an archway leads seamlessly into the dining area, creating a light and open space perfect for family meals.

## EXTERNALLY

To the front there is a large lawned garden with space for off-road parking and to the rear a child-friendly garden.

## DISCLAIMER

The vendor has advised the following:

Property Tenure - Leasehold

Annual Ground Rent - £15pa

Leasehold Term - 952 years remaining

EPC Rate - Awaiting

Council Tax Band Rating - B

Council - High Peak Borough Council



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Awaiting floorplan

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