



## 11 Wisteria Way, Glossop

£310,000 Freehold

Three-bedroom family home • Countryside views to the front • Spacious lounge • Modern kitchen diner • Patio doors to rear garden • Ground floor WC • Main bedroom with en suite • Two further bedrooms • Family bathroom • Private rear garden & off-road parking



Situated in a desirable residential location, this well-presented three-bedroom home offers spacious and practical accommodation, ideal for modern family living.

The property opens into a welcoming entrance hallway with access to all ground floor rooms and stairs leading to the first floor. To the front, the generous lounge benefits from plenty of natural light and enjoys far-reaching countryside views, creating a bright and relaxing living space.

To the rear, the spacious kitchen diner is fitted with a range of modern wall and base units, complemented by contrasting work surfaces and integrated appliances. With ample space for dining and PVC double glazed patio doors opening onto the rear garden, this room is perfect for both everyday living and entertaining. A useful ground floor WC and additional storage cupboard complete the ground floor.

Upstairs, the landing leads to three well-proportioned bedrooms. The main bedroom enjoys open views to the front and benefits from its own en suite shower room. Two further bedrooms overlook the rear garden, making them ideal for children, guests, or a home office. The family bathroom is fitted with a three-piece suite.

Externally, the property benefits from a private rear garden and off-road parking to the front for approximately two vehicles.

#### Brief Accommodation

Entrance hallway, lounge, kitchen diner, ground floor WC, three bedrooms (main with en suite), and family bathroom.

Council Tax band: C

Tenure: Freehold



### **Entrance Hallway**

External door, stairs to first floor, radiator, ceiling light, access to ground floor rooms.

### **Lounge**

13' 5" x 11' 7" (4.09m x 3.53m)

Spacious reception room with uPVC double glazed window to the front elevation with far reaching countryside views, radiator, ceiling light, door to kitchen diner.

### **Ground Floor WC**

3' 0" x 5' 6" (0.91m x 1.68m)

Two-piece suite with WC and pedestal basin, splashback tiling, radiator, extractor, ceiling light.

### **Kitchen Diner**

15' 0" x 9' 0" (4.57m x 2.74m)

Fitted with a range of wall and base units, contrasting worktops, sink with mixer tap, integrated oven, gas hob with extractor, integrated fridge freezer, Washing Machine and Dishwasher, under-cupboard lighting, radiator, two ceiling lights, patio doors to rear garden, storage cupboard.

### **Landing**

Loft access, ceiling light, doors to first floor rooms.





#### **Main Bedroom**

11' 7" x 14' 8" (3.53m x 4.47m)

Front aspect with countryside views, radiator, ceiling light, access to en-suite.

#### **En-suite**

16' 5" x 16' 9" (5.00m x 5.10m)

Three-piece suite with WC, wall-mounted basin, shower, tiling, radiator, extractor, ceiling light.

#### **Bedroom Two**

10' 3" x 8' 3" (3.12m x 2.52m)

uPVC Double glazed window to rear elevation with garden views, radiator, ceiling light point.

#### **Bedroom Three**

6' 1" x 11' 1" (1.85m x 3.38m)

uPVC window to the rear elevation, radiator, ceiling light point.

#### **Family Bathroom**

16' 9" x 20' 8" (5.10m x 6.30m)

Three-piece suite with WC, basin and bath, tiling, radiator, ceiling light

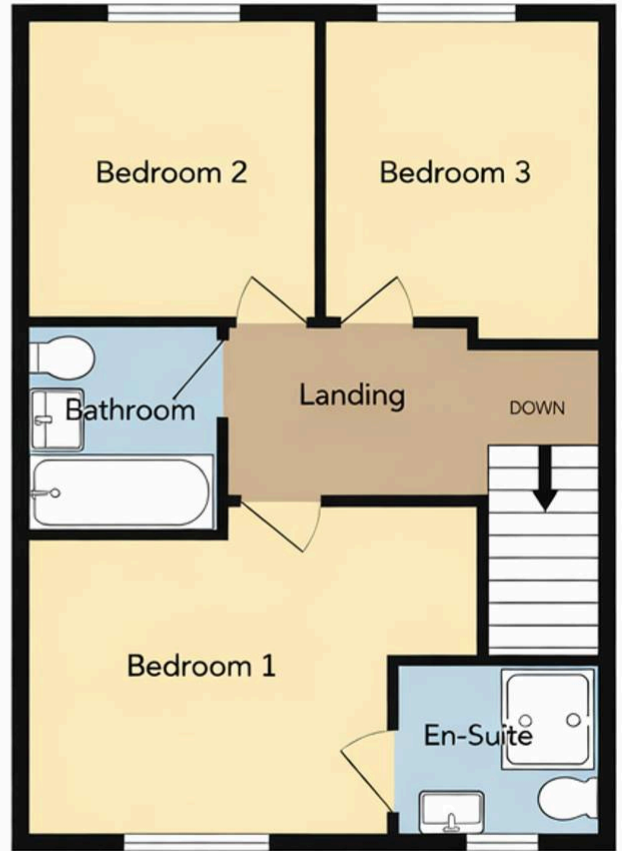


## **GARDEN**

Fully Enclosed private garden to the rear with lawned area.



Ground Floor



First Floor

You can include any text here. The text can be modified upon generating your brochure.