



**GASCOIGNE
HALMAN**

Rosebay Gardens, Chapel-En-Le-Frith, High Peak
£372,500.00

THE AREA'S LEADING ESTATE AGENCY



Situated in the desirable Rosebay Gardens this stunning modern detached home, boasting three double bedrooms, two bathrooms, and two receptions, this property offers well-proportioned rooms ideal for comfortable living. The open plan kitchen family room has been re-designed since the property was built and is perfect for entertaining, while the ensuite in the master bedroom adds a touch of luxury.

Located in a quiet cul-de-sac, this property features an integral garage, fitted wardrobes in bedroom two, and a paved patio overlooking the generous garden. Close to the high school and train station, this home offers convenience and accessibility for its future owners.

Property details

- Stunning Modern Detached Home
- Three Double Bedrooms
- Open Plan Kitchen Family Room
- Ensuite to Master Bedroom
- Quiet Cul de Sac Location
- Integral Garage
- Close to High School and Train Station



About this property

In a little more detail, the accommodation on offer comprises an entrance hall with access door into the garage and staircase leading to the first floor and downstairs WC. The dining room has a bay window looking out to the front and the impressive kitchen family room has double doors opening onto the rear garden, plenty of space lounge furniture and an attractive modern kitchen with a range of fitted wall and base units in a Shaker style with a peninsula and integrated appliances, all complimented by herringbone LVT flooring.

The first floor has the landing, bedroom one with window to the front and ensuite shower room comprising WC, wash basin and shower cubicle with glass enclosure and tiled splashbacks. The family bathroom has a useful storage cupboard, WC, wash basin and bath with shower over, glass screen and tiled splashbacks. Bedroom two and three both overlook the rear garden and bedroom two has a bank of fitted wardrobes.

Externally the property is accessed via a short private lane and there is a garden and driveway to the front giving access to the garage via up and over door to the front. There is a pathway leading down the side of the house to the paved rear patio. The garden is mainly laid to lawn flanked by flowerbeds with an additional seating area in the rear corner.







DIRECTIONS

SK23 0UF

COUNCIL TAX BAND

D

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

High Peak Borough Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Yes

SOURCES OF FLOODING

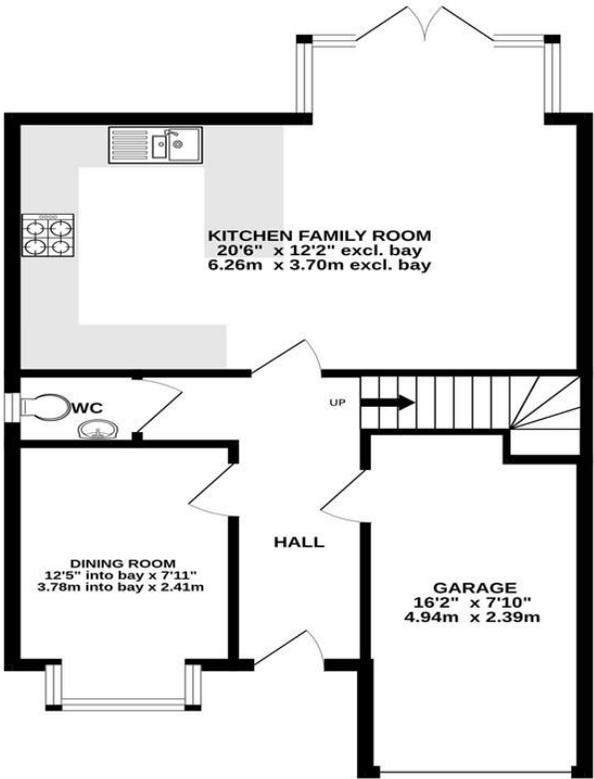
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

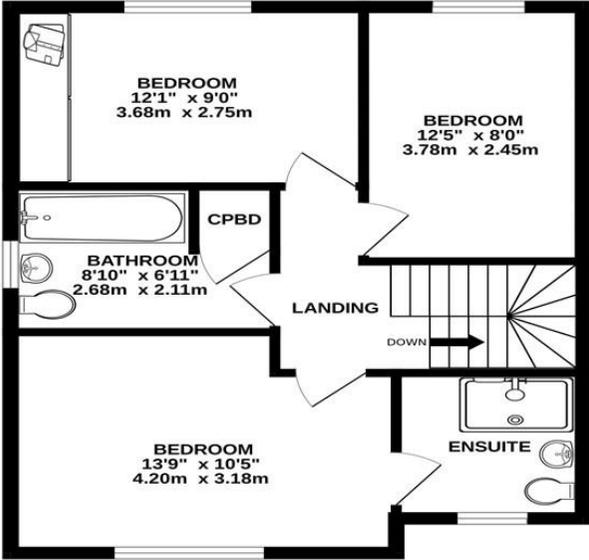
No

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GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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01298 813577 chapel@gascoignehalman.co.uk
27 Market Street, Chapel-En-Le-Frith, High Peak, SK23 0HP