



13 Holly Bank, Glossop, Derbyshire, SK13 8TS

Situated in a quiet cul-de-sac location with off road parking, this spacious four-bedroom detached family home offers excellent living accommodation. Featuring a generous lounge, separate dining room, large conservatory and breakfast kitchen, together with a downstairs w/c, integrated garage and useful utility room. There are four bedrooms, one with en-suite facilities and externally, the property enjoys a private and enclosed garden, featuring a decking area ideal for outdoor dining , entertaining and relaxing. EPC Rating D.

£465,000

Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

GROUND FLOOR

Entrance Hall

Lounge

11'11 (plus bay) x 11'09

Wood effect flooring , neutral decor, central heating radiator, feature fireplace, ceiling light fitting and bay window overlooking the front garden

Dining Room

10'1 x 8'11

Wood effect flooring, neutral decor, ceiling light fitting, radiator and arched opening leading to the lounge and sliding doors into the conservatory

Conservatory

12'08 x 9'07

Double-glazed windows overlooking the rear garden, pitched roof, wood flooring and access to the rear garden

Breakfast Kitchen

13'10 x 10'4

Fitted white wall and base units, dark worktops, grey splash backs, stainless

steel sink with mixer tap, integrated oven and hob, recessed ceiling spotlights, wood-effect flooring and double-glazed window recessed ceiling spotlights, radiator and space for dining.

FIRST FLOOR

Landing

Master Bedroom

11'11 (plus bay) x 11'9

Spacious and well presented double bedroom, featuring central heating radiator large pvc window allowing plenty of natural light with neutral decor

Bedroom Two

9'8 x 7'11 (plus bay)

Grey carpeted flooring, grey painted walls, ceiling pendant light, built-in storage cupboard and access to an en-suite WC

En-Suite Shower Room

White WC, pedestal wash basin, black mosaic wall tiling, walk-in shower, wood flooring, radiator and wall-mounted mirror

Bedroom Three

10'0 x 9'0

Grey carpeted flooring, grey painted walls, ceiling pendant light with large pvc window, central heating radiator

Bedroom Four

10'3 x 7'2

Grey carpeted flooring, neutral decor ,ceiling pendant light, pvc window, central heating radiator

Bathroom

8'1 x 4'2

Walk-in shower enclosure with glass screen, grey wall panels, wood-effect flooring, heated towel rail, wash basin, WC, recessed ceiling spotlights and frosted double-glazed window.

OUTSIDE

Utility Room

10'0 x 4'11

Useful space with combi boiler, plumbing for washing machine with pvc back door

Integrated Garage

15'5 x 8'0

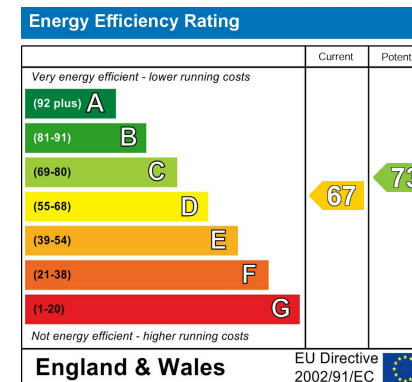
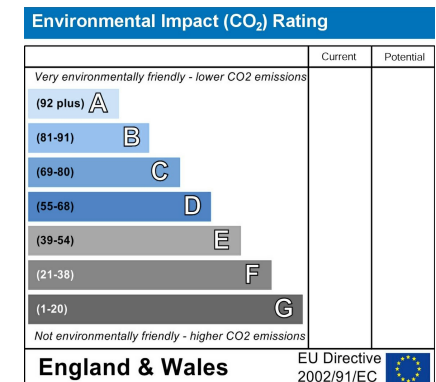
Up and over door, power and light.

Gardens

Front driveway with grassed area. Enclosed rear garden with lawn, mature trees, established shrubs, timber fencing, raised composite decking and paved pathway

Note - Anti Money Laundering

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GROUND FLOOR



1ST FLOOR



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