



# 33 Hawthorn Drive, Glossop, Derbyshire, SK13 7DB

**\*\* SEE OUR VIDEO TOUR \*\*** A well presented detached family home, located on the highly sought after Laurel View development, constructed in recent years by award-winning housebuilder Taylor Wimpey. Briefly comprising of an entrance hall, downstairs wc, an 18ft lounge, separate dining room and stylish breakfast kitchen with granite tops and appliances. Upstairs there are four bedrooms, two with their own en-suite shower rooms and the main family bathroom. Double driveway, integral garage and gardens. PART EXCHANGE CONSIDERED - Looking for a smaller property in the Glossop area up to £250,000. The property benefits from the remainder of a 10-year NHBC new build warranty. Energy Rating B

## £484,950

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### GROUND FLOOR

##### Entrance Hall

Double glazed composite front door, central heating radiator, spindled stairs leading to the first floor, door to the garage and doors leading off to:

##### Downstairs Wc

A white close coupled wc and pedestal wash hand basin with mixer tap, central heating radiator.

##### Lounge

18'4 x 10'10

Pvc double glazed front window, two central heating radiators, double opening doors leading through to:

##### Dining Room

9'8 x 9'8

Four column central heating radiator and pvc double glazed patio doors leading out to the rear garden.

##### Breakfast Kitchen

16'9 x 9'8

A range of fitted shaker style kitchen units including base cupboards and drawers, integrated dishwasher and washing machine, polished Granite tops

with an inset one and a half bowl stainless steel sink and mixer tap, integrated fridge/freezer, split level AEG electric oven, microwave and five ring gas hob with filter hood over, matching wall cupboards and pelmet lighting, island with polished Granite top and breakfast bar, central heating radiator, pvc double glazed rear window and patio doors.

#### FIRST FLOOR

##### Landing

Linen and airing cupboard, access to the loft space, central heating radiator and doors leading off to:

##### Master Bedroom

12'11 (to robes) x 10'11 (max)

Pvc double glazed front window, central heating radiator, fitted wardrobes and door to:

##### En-Suite Shower Room

Shower cubicle, half pedestal wash hand basin with mixer tap and close coupled wc, central heating radiator and pvc double glazed side window.

##### Bedroom Two

12'0 (plus robes) x 9'4 (plus door rec)

Two pvc double glazed front windows, central heating radiator, wardrobe and door to:

### En-suite Shower Room

Shower cubicle, half pedestal wash hand basin with mixer tap and close coupled wc, central heating radiator and pvc double glazed side window.

### Bedroom Three

10'3 x 8'10

Pvc double glazed rear window and central heating radiator.

### Bedroom Four

10'3 x 8'5

Pvc double glazed rear window and central heating radiator.

### Bathroom

A white suite including a panelled bath with mixer tap, half pedestal wash hand basin with mixer tap, close coupled wc, central heating radiator and pvc double glazed rear window.

### OUTSIDE

### Integral Garage

15'10 x 8'4

Up and over door, power and light, Ideal gas fired combination boiler.

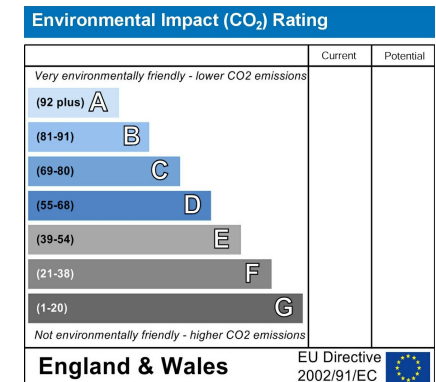
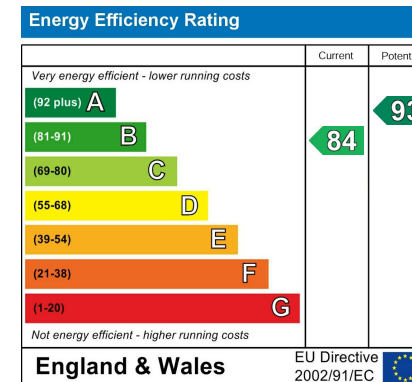
### Gardens

The property has a front lawn, double driveway and enclosed rear garden with a lawn and patio/gravelled areas.

Our ref: Cms/cms/1125/25

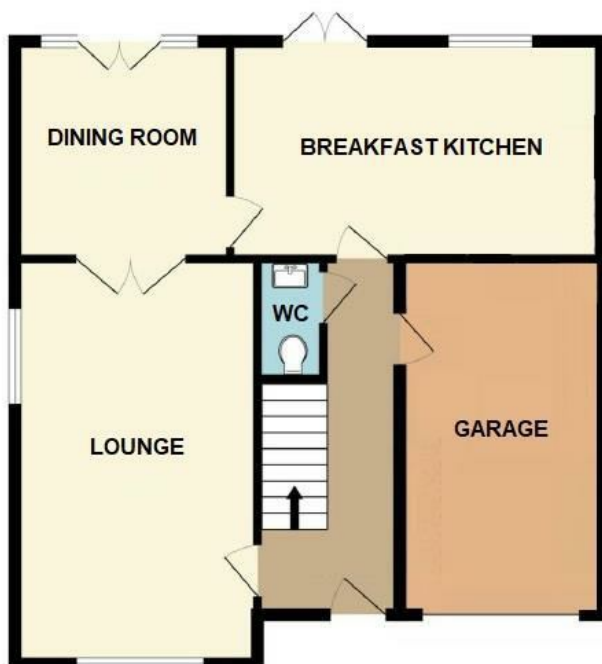
### Agents Notes - HMRC Directive

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





GROUND FLOOR  
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR  
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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