



# 1 Sunningdale Drive, Glossop, Derbyshire, SK13 8PF

**\*\* SEE OUR VIDEO TOUR\*\*** With South facing private gardens, a well presented, detached family home, forming part of a select, cul-de-sac development built by Beazer Homes in 1999 and guaranteed to impress. Briefly the property comprises of an entrance hall, downstairs wc, a 20ft through lounge with wood burning stove, separate dining room and large conservatory, fitted shaker kitchen with range cooker and utility room. Upstairs a galleried landing leads to the master bedroom which has fitted wardrobes and an en-suite shower room, three further bedrooms and the family bathroom. Outside there is a front garden, double driveway and detached double garage. Solar Panels. Energy Rating D

## Guide Price £465,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Directions

From our office on High Street West proceed through the central traffic lights at Norfolk Square along High Street East and shortly after the road changes to Sheffield Road, turn left into Woodcock Grove. Follow the road round to the left and onto Sunningdale Drive where the property is on the left hand side.

### GROUND FLOOR

#### Entrance Hall

Double glazed front door, pvc double glazed front window, central heating radiator, underfloor heating, spindled staircase and doors leading off to:

#### Downstairs Wc

A white close coupled wc and wash hand basin with vanity unit, pvc double glazed front window and central heating radiator.

#### Through Lounge

20'2" x 11'8"

Pvc double glazed front window, two central heating radiators, tv aerial point, wood burning stove with mantle and hearth, pvc double glazed patio doors leading into the conservatory.

#### Dining Room

10'10" x 9'7"

Central heating radiator and pvc double glazed patio doors leading through to:

#### Conservatory

17'11" x 12'1" (plus large bay)

Pvc double glazed windows and patio doors out to the rear garden, laminate wood flooring and two electric wall heaters.

#### Kitchen

12'11" x 12'7"

A range of fitted shaker style kitchen units finished in cream and including base cupboards and drawers, wine cooler, integrated dishwasher, Quartz work tops over with an inset stainless steel one and a half bowl sink, stainless steel finish range cooker and filter hood over, matching wall cupboards with pelmet lighting, underfloor heating, Vaillant combination boiler, kickboard heater, pvc double glazed rear window and double glazed external side door.

#### Utility Room

Pvc double glazed front window, central heating radiator, plumbing for an automatic washing machine and fitted wall cupboards.

### FIRST FLOOR

### Galleried Landing

Two pvc double glazed front windows, central heating radiator, spindled balustrade, access to the loft space and doors leading off to:

### Master Bedroom

14'5" x 12'8" (less fitted furniture)

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

### En-Suite Shower Room

A walk-in shower cubicle, wash hand basin with vanity unit and close coupled wc, chrome finish towel radiator, extractor fan and pvc double glazed rear window.

### Bedroom Two

11'0" x 9'10" (plus door recess)

Pvc double glazed rear window and central heating radiator.

### Bedroom Three

10'11" x 7'7"

Pvc double glazed rear window and central heating radiator.

### Bedroom Four

7'11" x 7'6"

Pvc double glazed front window and central heating radiator.

### Bathroom

A white suite including a panelled shower bath with shower and shower screen, wash hand basin with vanity unit, close coupled wc,

### OUTSIDE

### Detached Double Garage

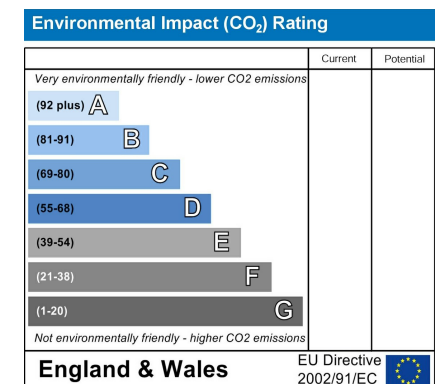
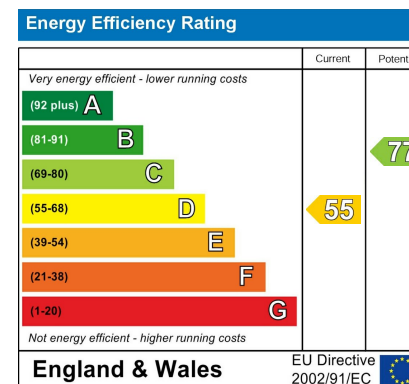
17'10" x 17'7"

Twin up and over doors, power and light, personnel door.

### Gardens

The property has a front garden, double driveway and a private rear garden which enjoys a sunny Southerly aspect.

Our ref: Cms/cms/0420/23





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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