



jordan fishwick

12 Kestrel View, Simmondley, Glossop, Derbyshire, SK13 6QE

**** SEE OUR VIDEO TOUR **** On the fringe of this popular development and overlooking a wooded copse at the rear, a larger style detached family home built by Bett Homes in 2003, offering spacious living space and enjoying a cul-de-sac position. Briefly comprising an entrance hall, downstairs wc, separate dining room, a fitted breakfast kitchen, utility room and large conservatory. Upstairs the landing leads to a master bedroom with an en-suite shower room, three further bedrooms, another en-suite shower room and a family bathroom. Integral double garage and South Easterly facing private gardens. Energy Rating C

Guide Price £555,000

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 in a westerly direction through the traffic lights and bear right at the first mini roundabout, then immediately left at the next mini roundabout onto Simmondley Lane. Proceed up the hill and take the third turning on the right onto Hunters Lane. Turn second right into Valley Road and follow the road round to the right eventually turning right into Kestrel View where the property can be found on the right hand side.

GROUND FLOOR

Entrance Hall

Double glazed front door, central heating radiator, understairs cupboard, turning spindled stairs leading to the first floor and doors to:

Downstairs Wc

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

Lounge

19'11" (max) x 12'5" (max)

Pvc double glazed front bay window, two central heating radiators, feature fireplace and gas fire.

Dining Room

11'11" x 12'5" (max) 9'8" (min)

Central heating radiator and pvc double glazed patio doors opening into the conservatory.

Breakfast Kitchen

19'7" x 10'9"

Central heating radiator, pvc double glazed patio doors leading into the conservatory and opening into the kitchen which has base cupboards and drawers, pan drawers, wine rack, integrated dishwasher, work tops over with an inset single drainer one and a half bowl stainless steel sink unit with mixer tap, split-level electric double oven and gas hob, filter hood and matching wall cupboards, integrated fridge/freezer, fold away breakfast table, pvc double glazed rear window, door to the utility room.

Conservatory

21'2" x 11'4" (plus bay)

Pvc double glazed windows and doors opening out to the rear garden, two central heating radiators.

Utility Room

Plumbing for an automatic washing machine, base cupboards and drawers, work tops with an inset single drainer stainless steel sink unit, larder and wall cupboards, Worcester gas fired combination boiler and radiator, pvc double glazed external rear door, door to the garage.

FIRST FLOOR

Landing

Spindled balustrade, central heating radiator, pvc double glazed front window, storage cupboards, access to the loft space and doors leading off to:

Master Bedroom

13'10" (max into bay) x 13'6" (max) 12'5" (min)

Pvc double glazed front bay window and window seat, central heating radiator, built-in wardrobes and door to;

En-Suite Shower Room

Shower cubicle, wash hand basin with vanity unit and low level wc,, chrome finish towel radiator and pvc double glazed side window.

Bedroom Two

10'10" (plus door recess) x 9'2"

Pvc double glazed rear window, central heating radiator, built-in wardrobe and door to:

En-Suite Shower Room

Shower cubicle, pedestal wash hand basin and close coupled wc, central heating radiator.

Bedroom Three

11'7" x 8'10"

Pvc double glazed front window, central heating radiator and built-in wardrobe.

Bedroom Four

9'1" x 8'10"

Pvc double glazed rear window, central heating radiator and built-in wardrobe.

Bathroom

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

OUTSIDE

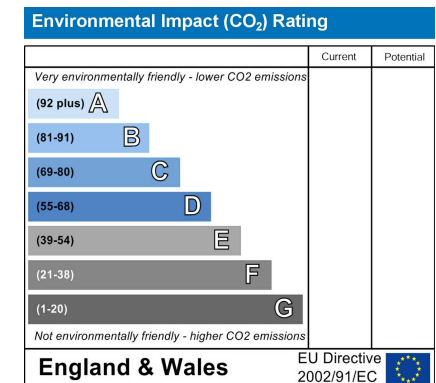
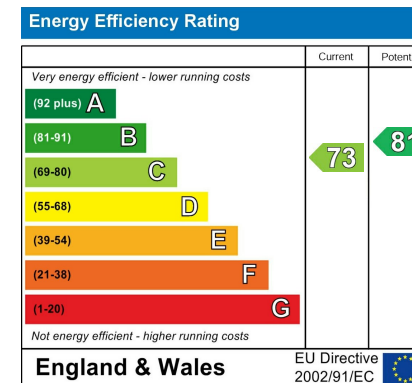
Integral Garage

Twin up and over doors, power and light.

Gardens

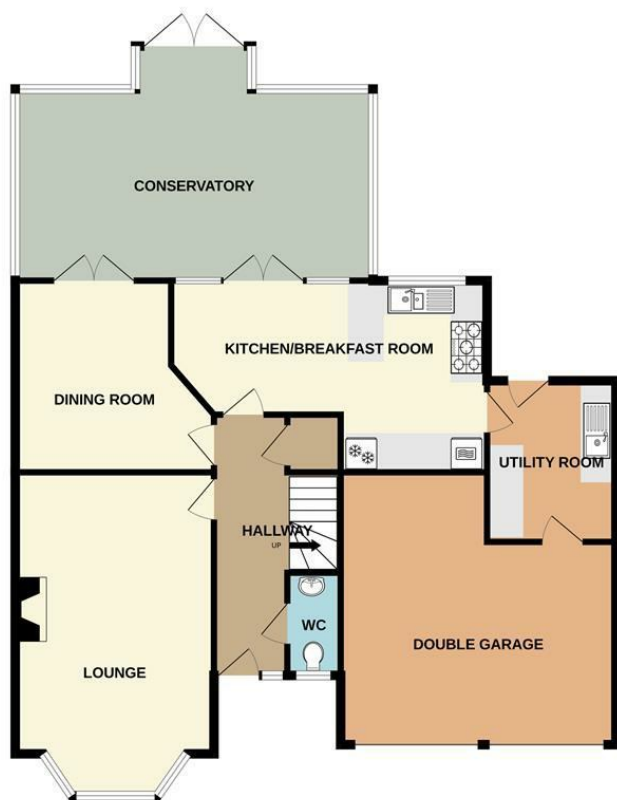
The property has a front garden and widened driveway with space for at least three cars whilst the rear garden faces a South Easterly aspect with patio areas, lawn and garden shed.

our ref: cms/cms/307/24





GROUND FLOOR
1288 sq.ft. (119.7 sq.m.) approx.



1ST FLOOR
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 2084 sq.ft. (193.6 sq.m.) approx.

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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