



Jordan fishwick

1 CARR BANK GLOSSOP SK13 8TT
Guide Price £475,000

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**** SEE OUR VIDEO TOUR **** A 2000 Egerton built detached family house, part of a popular development close to the town centre, offering well presented living space, ideal for the modern day growing family. Briefly the property comprises an entrance hall, downstairs wc, a 17ft front lounge, dining room and a 17ft breakfast kitchen both with patio doors, utility room and integral garage. Upstairs there are five bedrooms, the master with an en-suite shower room and the main family bathroom. Front garden, double width driveway, gated hardstanding and enclosed rear gardens enjoying an Easterly aspect. Energy Rating C

Directions

From our office on High Street West proceed through the central traffic lights at Norfolk Square along High Street East. At the roundabout bear right into Shirebrook Drive and onto Croft Manor, follow the road round and turn right into Carr Bank where the the property can be found on the left hand side.

GROUND FLOOR

Entrance Hall

Double glazed front door, central heating radiator, spindled stairs leading to the first floor, laminate wood flooring and doors leading off to:

Downstairs Wc

A white close coupled wc and pedestal wash hand basin, laminate wood flooring and central heating radiator.

Lounge

17'2 x 12'3

Pvc double glazed front oriel bay window, central heating radiator, feature fireplace with gas living flame coal effect fire, laminate wood flooring and archway through to:

Dining Room

12'4 x 8'6

Pvc double glazed patio doors leading out to the rear garden, central heating radiator, laminate wood flooring and door to:

Breakfast Kitchen

17'8 x 10'8 (max) 8'1 (min)

Pvc double glazed patio doors, central heating radiator, a range of fitted kitchen units finished in cream and including base cupboards and drawers, plumbing for a dishwasher, work tops over with an inset single drainer one and a half bowl white sink and mixer tap, split-level electric oven and grill, gas hob with filter hood over, matching wall cupboards, pvc double glazed rear window and door to:

Utility Room

Fitted base cupboard, plumbing for an automatic washing machine, work top with an inset single drainer stainless steel sink, two larder cupboards, central heating radiator, pvc double glazed side window and door to the garage.

FIRST FLOOR

Landing

Access to the loft space and doors leading off to:

Master Bedroom

15'10 x 10'9

Pvc double glazed front window, laminate wood flooring, central heating radiator and door to:

En-Suite Shower Room

A white suite including a corner shower cubicle, pedestal wash hand basin and close coupled wc, white towel radiator and pvc double glazed side window.

Bedroom Two

14'10 x 9'11

Pvc double glazed front window and central heating radiator.

Bedroom Three

10'10 x 9'11

Pvc double glazed rear window and central heating radiator.

Bedroom Four

9'3 x 7'11

Pvc double glazed rear window, laminate wood flooring and central heating radiator.

Bedroom Five

11'11 x 5'5 plus 4'9 x 3'9

Pvc double glazed front window, laminate wood flooring, storage cupboard and central heating radiator.

Bathroom

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

OUTSIDE

Integral Garage

Up and over door, power and light, Vaillant gas fired central heating boiler, pvc double glazed external side door and cold water tap.

Gardens

The property has a front lawn, a double width driveway and additional gated hardstanding, whilst the enclosed rear garden faces an Easterly aspect and includes a flagged patio, lawn with flower beds, a raised decked area and garden shed.

Our Ref : Cms/cms/0522/24



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	