



Jordan fishwick

26 SUNNINGDALE DRIVE GLOSSOP SK13 8PF
Guide Price £545,000

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Tucked away at the end of a private road with only four other properties and adjoining open fields at the rear, a magnificent detached executive home, offering extended living space and offered for sale with No Onward Chain. Briefly comprising an entrance hall, downstairs wc, a 19 ft lounge, separate dining room, superb 21 ft family/sun room with skylight windows, a bespoke breakfast kitchen with Granite tops, range cooker and utility room. Continuing upstairs there are four bedrooms and a re-fitted en-suite shower room and family shower room. Integral double garage and private gardens. Energy Rating C

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 onto the private driveway for houses 22-26 Sunningdale Drive, the property can be found at the end on the left hand side.

GROUND FLOOR

Entrance Hall

Front door, Karndean wood effect flooring, built-in cloaks cupboard, spindled stairs to the first floor, central heating radiator, double doors to the lounge, door to :

Downstairs Wc

Pvc double glazed front window, white close coupled wc and wash hand basin with vanity unit and mixer tap, chrome finish towel radiator.

Lounge

19'10 x 11'5

Pvc double glazed front window, two central heating radiators, gas living flame coal effect fire and feature cast iron fireplace and fire surround, tv aerial and telephone points and double doors leading through to the family/sun room.

Dining Room

11'10 x 9'10

Tiled flooring and electric under floor heating, opening through to :

Family/Sun Room

21'10 x 9'9

A superb addition to the original specification providing a versatile room which has four Velux double glazed skylight windows, pvc double glazed French doors leading out to the rear garden, tv aerial point, tiled floor with electric under floor heating, feature exposed brick archway leading through to :

Breakfast Kitchen

24'1 (max) x 20'3 (min)

Worthy of special mention, fitted with a range of bespoke kitchen units including base cupboards and drawers with polished granite work surfaces and breakfast bar, Belfast type sink with mixer tap, a central island and matching wall cupboards with under-unit lighting, a Rangemaster Elan cooker, integrated dishwasher, fridge and freezer, two Velux double glazed skylight windows and a rear pvc double glazed window, tiled floor with electric under floor heating.

Utility Room

Double glazed stable type external side door, plumbing for an

automatic washing machine, wall cupboards and central heating radiator.

FIRST FLOOR

Landing

Airing cupboard and access to the loft space.

Master Bedroom

14'5 (less robes) x 13'7

A range of fitted bedroom furniture including wardrobes, dressing table and bedside cabinets, central heating radiator, two pvc double glazed front windows and door to :

En-Suite Shower Room

A white four piece suite including a panelled bath with mixer tap, wash hand basin with vanity unit and mixer tap, close coupled wc and shower cubicle, chrome finish towel radiator and pvc double glazed rear window.

Bedroom Two

12'4 x 9'8 (less robes)

Fitted bedroom furniture including wardrobes, dressing table, chest of drawers and window seat, central heating radiator, pvc double glazed rear window and open rear aspect.

Bedroom Three

11'0 x 9'8 (less robes)

Fitted bedroom furniture including wardrobes, dressing table and beside drawers, central heating radiator, pvc double glazed rear window and open rear aspect.

Bedroom Four

9'10 x 7'5

Pvc double glazed front window and central heating radiator

Shower Room

Refitted with a walk-in shower and screen, wash hand basin with vanity and mixer tap, close coupled wc, chrome finish towel radiator and pvc double glazed front window.

OUTSIDE

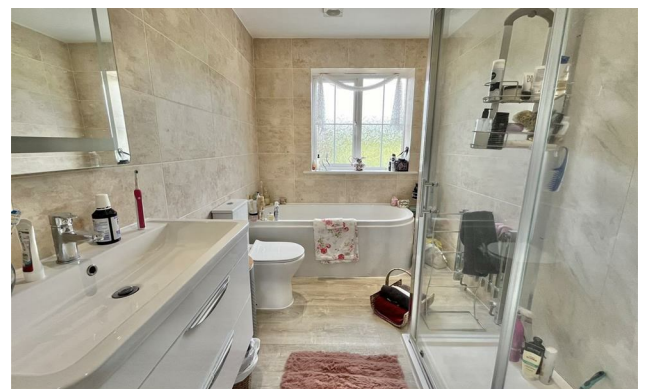
Integral Double Garage

Up and over door, power and light, pvc double glazed side window and gas fired central heating boiler.

Gardens

The property has a large block paved driveway at the front with space for upto five cars and the extended rear garden includes a full width patio area, lawn and garden shed at the side.

Our ref: Cms/cms/0606/24



TOTAL FLOOR AREA : 1944 sq.ft. (180.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(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	