



**jordan fishwick**

THE SHAW GLOSSOP SK13 6AF  
£390,000

## THE SHAW GLOSSOP SK13 6AF

**\*\* SEE OUR 3D VIRTUAL TOUR \*\*** Working from Home? Then this could be perfect for you! Just over a couple of years old, this double fronted, Loxley Homes built, detached family house enjoys an enviable location, forming part of a select development of houses and with a larger than average garden enjoying countryside views. Briefly the property comprises an entrance hall, downstairs wc, a 16'9" through living room, superb shaker style kitchen with appliances, dining area and patio doors. Upstairs there are three bedrooms, the two largest with fitted wardrobes and bathroom with shower. A raised decked area with glass balustrade, garden room/home office, gardens to three sides and parking for two cars. Energy Rating B

### Directions

From our office on High Street West proceed in a Westerly direction and at the traffic lights turn right onto Arundel Street. Follow the road under the bridge, up the hill and turn left into North Road. Turn second left at the crossroads onto Dinting Road, follow the road round and eventually turn right onto The Shaw. Continue up the hill and the property can be found on the right hand side.

### GROUND FLOOR

#### Entrance Hall

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

#### Living Room

16'9 x 10'2  
Pvc double glazed front window, central heating radiator, tv aerial point and pvc double glazed patio doors leading out to the rear garden.

#### Dining Kitchen

16'10 x 12'2  
A range of shaker style kitchen units including base cupboards and drawers, integrated dishwasher and washing machine, fridge freezer, built-in Hotpoint electric double oven, Quartz work tops over with stainless steel sink and mixer tap, ceramic hob with filter hood over, matching wall cupboards, tiled floor, pvc double glazed front window and patio doors, door to:

#### Downstairs Wc

A white close coupled wc, wash hand basin and with mixer tap and vanity unit, pvc double glazed rear window.

### FIRST FLOOR

#### Landing

Pvc double glazed rear window and central heating radiator, doors leading off to:

#### Bedroom One

11'9 (min to robes) x 9'8 (plus door recess)  
Pvc double glazed front window, central heating radiator, storage cupboard and fitted wardrobes.

#### Bedroom Two

10'6 x 9'10 (min to robes plus door recess)  
Pvc double glazed front window, central heating radiator and fitted wardrobes.

#### Bedroom Three

8'11 x 6'9  
Pvc double glazed rear window and central heating radiator.

#### Bathroom

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

### OUTSIDE

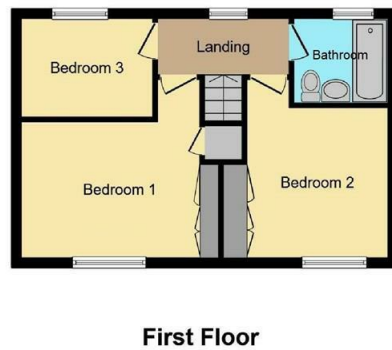
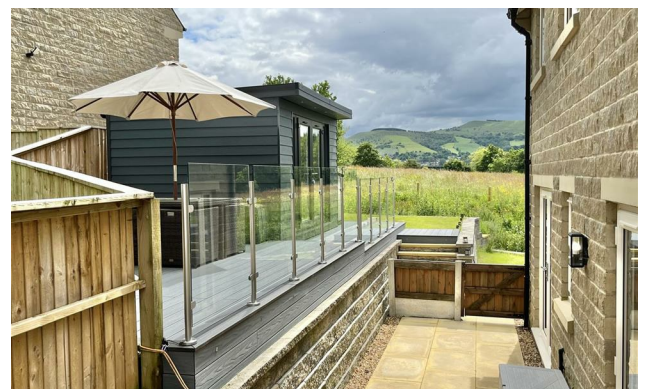
#### Garden Room/Home Office

12'4 x 9'0  
With power, light and pvc double glazed doors with fitted blinds.

#### Gardens

The property sits in a large plot with a double width driveway, split level lawns and a raised decked area with glass balustrade.

Our Ref: Cms/cms/0611/24



#### Outbuilding

Total floor area 91.8 m<sup>2</sup> (988 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 95        |
| (81-91) B                                   |  | 84                      |           |
| (69-80) C                                   |  |                         |           |
| (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 |           |