



*jordan fishwick*



# 13 Howards Meadow, Glossop, Derbyshire, SK13 6PZ

**\*\* SEE OUR VIDEO TOUR \*\*** A well presented, 2001 Barratt Homes built detached family house, tucked away in the corner of a cul-de-sac on this popular development and offered for sale with No Onward Chain. Briefly comprising an entrance hall, downstairs wc, study, front lounge with bay window, separate dining room, fitted breakfast kitchen and utility room. Upstairs there are four bedrooms, the master with fitted wardrobes and en-suite shower room, together with the main family bathroom. Driveway, detached double garage with remote controlled doors, established gardens. Energy Rating C

## £480,000

### 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 turn left at the first roundabout onto Primrose Lane. Follow the road round and turn right into Simmondley New Road and then left into Woodlea Road. At the end turn right, left into Brooklands Drive and then left into Howards Meadow where 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, understairs cupboard and doors leading off to:

##### Downstairs Wc

Close coupled wc, wash hand basin, central heating radiator and pvc double glazed side window.

##### Study

6'10 x 6'5

Pvc double glazed front window and central heating radiator.

##### Lounge

13'11 x 13'7 (plus bay)

Pvc double glazed front bay window, central heating radiator, polished stone fireplace and gas living flame coal effect fire, door to:

##### Dining Room

10'9 x 8'10

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

##### Breakfast Kitchen

16'3 x 8'10

A range of fitted kitchen units including base cupboards and drawers, integrated slimline dishwasher, built-in electric double oven, work tops over with an inset one and a half bowl single drainer coloured sink unit and mixer tap, breakfast bar, ceramic hob, filter hood and matching wall cupboards with pelmet lighting, two pvc double glazed rear windows and central heating radiator.

##### Utility Room

Plumbing for an automatic washing machine, fitted base and wall cupboards, work tops and stainless steel sink, pvc double glazed side window, Worcester gas fired combination boiler and central heating radiator, double glazed external side door.

#### FIRST FLOOR

##### Landing

Access to the loft space and airing cupboard.

### Master Bedroom

11'8 (max) x 10'10

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

### En-Suite Shower Room

Corner shower cubicle, wash hand basin with mixer tap and vanity unit, close coupled wc, central heating radiator and pvc double glazed front window.

### Bedroom Two

12'7 x 9'9

Pvc double glazed front window and central heating radiator.

### Bedroom Three

11'0 x 10'10

Pvc double glazed rear window and central heating radiator.

### Bedroom Four

10'0 x 8'6 (max) 6'6 (min)

Pvc double glazed rear window and central heating radiator.

### Bathroom

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

### OUTSIDE

#### Detached Double Garage

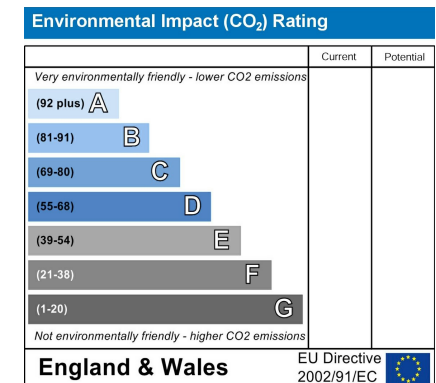
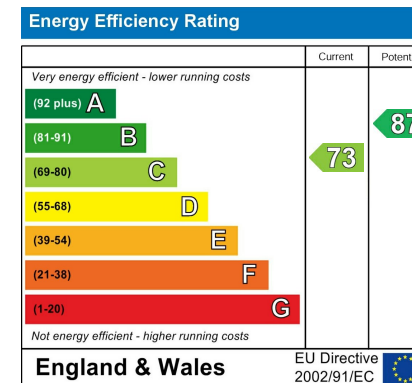
17'7 x 17'6

Twin, electric remote controlled, up and over doors, power and light.

### Gardens

The property has a double driveway, front garden and an enclosed private rear garden with circular artificial lawn, patio and flower beds.

Our ref: Cms/cms/0905/24







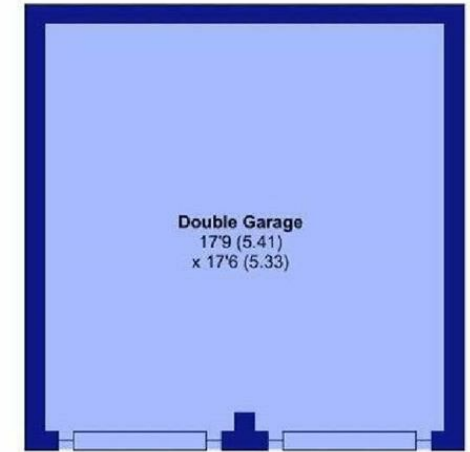




GROUND FLOOR



FIRST FLOOR



GARAGE



Approximate Area = 1297 sq ft / 120.4 sq m

Garage = 312 sq ft / 28.9 sq m

Total = 1609 sq ft / 149.3 sq m

For identification only - Not to scale



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