

**7 Tarnside Fold, Simmondley, Glossop, Derbyshire, SK13 6ND**



- FREEHOLD
- Detached Family Home
- 5 Beds (including 4 Doubles)
- En-suite to Main Bedroom
- Ground Floor w/c & Utility Room
- 4 Reception Rooms
- Private South Facing Garden
- Garage & Driveway
- Simmondley Location
- Countryside Views

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## MAIN DESCRIPTION

**\*\*\*FREEHOLD\*\*\***

Stepping Stones are delighted to offer for sale this impressive and Spacious Detached Family Home occupying a large corner plot within the desirable Simmondley Location.

The property is in the popular residential area of Simmondley and is ideally positioned close to Simmondley Primary School and the local Co-op shopping facilities. This sought after and desirable area is on the edge of stunning open countryside and is just a short distance from Dinting Railway Station and Glossop Town Centre where a host of local shopping and leisure facilities can be located along with a direct rail link into Manchester City Centre.

The internal accommodation offers true family living with FIVE great sized Bedrooms, four of which are doubles and ample ground floor areas to accommodate a large family and in brief comprises; Entrance Hallway, Ground Floor w/c, Lounge, Dining Room, Garden Room, Sitting Room, Kitchen, Utility Room and Garage to the ground floor and five Bedrooms with En-suite to Main Bedroom and Family Bathroom to the first floor.

Externally the property occupies a large corner plot and enjoys off road parking with garage and lawn with established planting. To the rear is a large south facing lawn garden with Yorkshire stone patio leading round to the side garden.



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## HALLWAY

15' 3" x 8' 2" (4.65m x 2.49m) Entrance hallway with two ceiling light points, wall mounted radiator, under stairs storage cupboard, stairs leading to first floor accommodation.

## DOWNSTAIRS WC

A closed coupled w/c and sink cabinet unit, ceiling light point, wall mounted heated towel rail and window to the rear elevation.

## LOUNGE

18' 8" x 10' 9" (5.69m x 3.28m) 2 x double glazed windows to front and side elevations, ceiling light point, 2 x wall mounted radiators, gas fire, TV aerial point, 2 x wall lights, glass paneled doors leading to dining room.

## DINING ROOM

11' 9" x 10' 8" (3.58m x 3.25m) A spacious dining room with double glazed window to front elevation, ceiling light point, wall mounted radiator, glass paneled double doors leading to sitting room.

## SITTING ROOM

10' 8" x 8' 2" (3.25m x 2.49m) Sitting room with double glazed patio doors leading to side garden, ceiling spotlights, wall mounted radiator and an opening through to kitchen.

## GARDEN ROOM / DEN

10' 1" x 9' 2" (3.07m x 2.79m) Garden room with ceiling light fan, wall mounted radiator and double-glazed patio sliding doors opening on to rear south facing patio area.

## KITCHEN

15' 1" x 7' 5" (4.6m x 2.26m) A range of high and low fitted kitchen units with contrasting worksurfaces and splash back tiling, under cupboard lighting, integrated dishwasher, fridge and freezer, electric oven, induction hob with over hob extractor fan, ceiling spotlights, double glazed window to the rear elevation and glass paneled door leading to hallway.



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## UTILITY ROOM

10' 8" x 5' 7" (3.25m x 1.7m) High and low cupboards with contrasting worksurfaces and splash back tiling, under cupboard lighting, sink and drainer unit, plumbing for automatic washing machine, space for tumble dryer, double glazed window to the rear elevation and frosted glass door leading to rear garden.



## LANDING

22' 5" x 6' 2" (6.83m x 1.88m) Stairs from the ground to the first floor, double glazed window to the side elevation with far-reaching countryside views. Storage cupboard housing boiler, loft access point and two ceiling light points.



## MAIN BEDROOM

12' 0" x 10' 7" (3.66m x 3.23m) A very generous double bedroom with double glazed window to the rear elevation, ceiling light point, fitted wardrobe to either side of bed area, further fitted wardrobe to one wall, wall mounted radiator and door to En-suite.



## EN-SUITE

8' 4" x 6' 9" (2.54m x 2.06m) A combination unit comprising; wash basin, cupboards and w/c. Walk-in shower cubicle with rainfall shower head, frosted double glazed window to the side elevation, wall mounted heated towel rail, ceiling light point and extraction fan.



## BEDROOM TWO

11' 2" x 9' 1" (3.4m x 2.77m) Spacious double bedroom with fitted wardrobes to one wall, double glazed window to the front elevation with far reaching countryside views, wall mounted radiator and ceiling light point.



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## BEDROOM THREE

11' 8" x 8' 8" (3.56m x 2.64m) A generous double bedroom with double glazed window to the rear elevation with garden aspect and views of the nearby countryside, wall mounted radiator and ceiling light point.

## BEDROOM FOUR

11' 2" x 6' 5" (3.4m x 1.96m) A further double bedroom with double glazed window to the front elevation with far-reaching countryside views, wall mounted radiator and ceiling light point.

## BEDROOM FIVE

10' 8" x 6' 9" (3.25m x 2.06m) Double glazed window to side elevation, ceiling light point and wall mounted radiator.

## BATHROOM

8' 6" x 6' 0" (2.59m x 1.83m) A three-piece suite comprising; low-level w/c, wall hung sink and bath with shower, floor to ceiling splash back tiling, wall mounted radiator, wall mounted chrome towel rail, ceiling spotlights, double glazed window to the rear elevation.

## EXTERNALLY

37' 8" x 28' 3" (11.48m x 8.61m) Externally the property occupies a large corner plot and enjoys off road parking with garage and lawn with established planting. To the rear is a large lawn garden with Yorkshire stone patio leading round to the side garden.

## GARAGE

18' 6" x 8' 5" (5.64m x 2.57m) Up and over vehicular access door to the front, uPVC door leading to garden, ceiling striplight, electric points, consumer unit and window to rear elevation.

Tenure – Freehold \* Council Tax Band – E \* EPC Rate - C



GROUND FLOOR  
975 sq.ft. (90.6 sq.m.) approx.



1ST FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 1722 sq.ft. (160.0 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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#### FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.  
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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