

5 Howards Meadow, Simmondley, Glossop, SK13 6PZ



- IMMACULATLEY PRESENTED
- Detached Family Home
- Four Bedrooms
- Two Ensuite Shower Rooms
- Family Bathroom & Ground Floor w/c
- Kitchen/Diner & Utility Room
- Two Receptions & Conservatory
- Garage & Driveway
- Beautiful Private Rear Garden
- Desirable Location

5 Howards Meadow, Simmondley, Glossop, SK13 6PZ

MAIN DESCRIPTION

IMMACULATLEY PRESENTED

Stepping Stones are delighted to offer for sale this immaculately presented detached family home situated on the desirable and sought after Barratts development in Simmondley.

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.

This lovely home has been well cared for and maintained by the current owners and offers fantastic space for family living and entertaining, the accommodation in brief comprises; Entrance Hallway, Lounge, Dining Room, Conservatory, Kitchen/Breakfast, Utility Room and Ground Floor w/c, Four Bedrooms (three doubles), Two Ensuite Shower Rooms and Family Bathroom.

Externally there is a Driveway, Garage and front lawn garden, Garage and Private and Fully Enclosed Generously sized rear garden with lawn and patio areas.



5 Howards Meadow, Simmondley, Glossop, SK13 6PZ

ENTRANCE HALLWAY

External door to hallway, wall mounted radiator, ceiling light point, stairs to the first floor accommodation, internal door through to the ground floor.

LOUNGE

14' 5" x 12' 3" (4.39m x 3.73m) uPVC double glazed bay window to the front elevation, wall mounted radiator, ceiling light point, cornice to ceiling, pebble living flame gas fire with fire surround, TV aerial point, archway through to dining room.

DINING ROOM

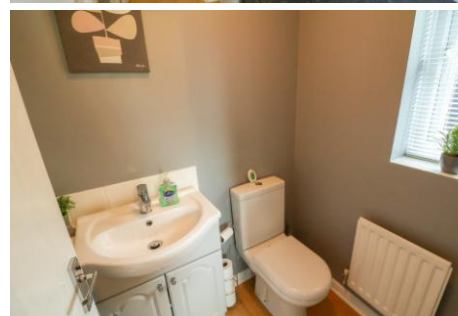
11' 3" x 8' 2" (3.43m x 2.49m) Dining room with uPVC double glazed patio doors providing access to the conservatory, wall mounted radiator, ceiling light point, internal door through to kitchen diner.

CONSERVATORY

11' 5" x 10' 0" (3.48m x 3.05m) uPVC double glazed conservatory to the rear elevation, wall mounted electric heater, ceiling fan light, power points, TV aerial point, patio doors providing access to the rear garden.

KITCHEN/DINER

11' 3" x 10' 9" (3.43m x 3.28m) A range of high and low fitted kitchen units with contrasting worksurfaces under cupboard lighting, splashback tiling, integrated electric oven, four ring gas hob with overhead extractor fan, stainless steel sink and drainer unit with mixer tap, uPVC double glazed window to the rear elevation with garden aspects, space for undercounter fridge, wall mounted radiator, internal door to pantry, ceiling spotlights, internal door through to utility room.



5 Howards Meadow, Simmondley, Glossop, SK13 6PZ

UTILITY ROOM

7' 1" x 4' 9" (2.16m x 1.45m) Worksurface and storage cupboard, space for under cupboard appliance, plumbing for automatic washing machine, wall mounted radiator, extraction fan, ceiling light point, external door to the rear and internal door to the ground floor WC.



GROUND FLOOR WC

4' 9" x 4' 0" (1.45m x 1.22m) A two piece suite comprising WC, sink cabinet unit, splashback tiling, wall mounted radiator, uPVC double glazed window to the side elevation.



LANDING

Stairs from the ground to the first floor internal doors to the first floor accommodation loft access point storage cupboard



MAIN BEDROOM

18' 1" x 8' 6" (5.51m x 2.59m) A generous double bedroom with uPVC double glazed window to the front elevation with countryside views, fitted bedroom furniture and wardrobe ceiling spotlights, 2 x attractive Velux windows flooding the room with natural light, wall mounted radiator, internal door through to spacious Ensuite.



ENSUITE

8' 5" x 6' 8" (2.57m x 2.03m) A generous sized ensuite with floor to ceiling splashback tiling and three-piece suite comprising low-level WC, call shower and large sink unit, wall mounted radiator, ceiling spotlights, wall mounted chrome heated towel rail.



BEDROOM TWO

12' 0" x 8' 4" (3.66m x 2.54m) A further double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, internal door to ensuite.



5 Howards Meadow, Simmondley, Glossop, SK13 6PZ

ENSUITE

4' 5" x 4' 1" (1.35m x 1.24m) A three-piece suite comprising low-level WC, shower and sink unit with mixer tap, ceiling light point, extraction fan, wall mounted radiator, uPVC double glazed window to the side elevation.



BEDROOM THREE

9' 3" x 9' 0" (2.82m x 2.74m) A further double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.



BEDROOM FOUR

8' 6" x 6' 9" (2.59m x 2.06m) uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.



BATHROOM

7' 7" x 6' 2" (2.31m x 1.88m) A three-piece suite comprising low-level WC, sink unit and bath with over bath shower, shaving point, splashback tiling, wall mounted radiator, ceiling light point, uPVC double glazed window to the rear elevation.



EXTERNALLY

Externally there is a Driveway, Garage and front lawn garden, Garage and Private and Fully Enclosed Generously sized rear garden with lawn and patio areas.

GARAGE

Garage with up and over vehicular access door, Light Point.

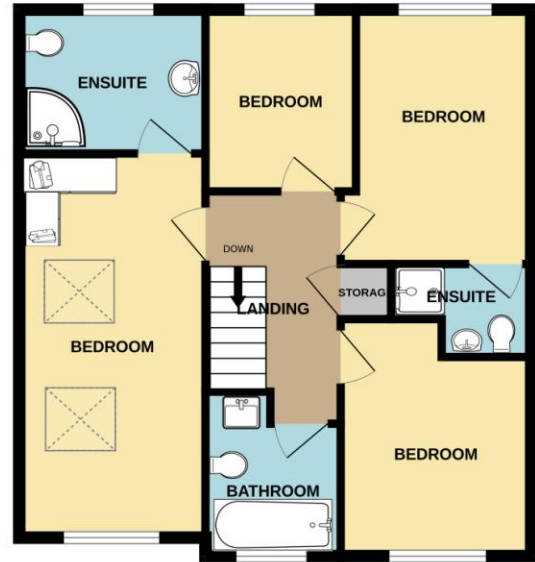
DISCLAIMER

Tenure - Leasehold
Annual Ground Rent - £95.00 per annum
Term - 999 years from build date
Council Tax Band - D
EPC Rate - C

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.
Made with Metropix ©2024

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

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.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.
Company Registration Number 10234493. VAT Registration Number 289737140.