

**5 Valemount, Hadfield, Glossop, Derbyshire, SK13 1DP**



- BEAUTIFUL DETACHED FAMILY HOME
- Sought After Location
- Driveway for Several Vehicles & Garage
- Lounge, Kitchen/Diner
- Conservatory

- Four Bedrooms (three double)
- Ensuite & Family Bathroom
- Private Rear Garden
- Lovely Rear Woodland Aspect
- Ground Floor w/c

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## MAIN DESCRIPTION

### \*\*\*DETACHED FAMILY HOME\*\*\*

Stepping Stones are delighted to offer for sale this beautiful family home within this desirable and sought after development just a short distance from Hadfield Village Centre.

Hadfield is a small village just outside its larger neighbouring town of Glossop and benefits from host of local shopping and leisure facilities along with a direct rail link into Manchester City Centre. The Longdendale Trail and Bottoms Reservoir are close by for those who enjoy the outdoors.

This lovely home has been enjoyed by the current owners for 21 years and it has provided them with the perfect space to bring up their children. The accommodation in brief comprises; Entrance Hallway, Lounge, Kitchen/Diner, Ground Floor w/c and Conservatory to the ground floor and Four Bedrooms (three double) Ensuite and Family Bathroom to the first floor.

Externally to the front is a spacious driveway for several vehicles leading to the garage with gated side access to the fully enclosed rear garden with patio and lawn areas and pergola ideal for entertaining and alfresco dining.



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## ENTRANCE HALLWAY

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

## LOUNGE

14' 8" x 11' 3" (4.47m x 3.43m) A generous sized Lounge with uPVC double glazed bay window to the front elevation, 2 x ceiling light points electric fire with fire surround, TV aerial point, internal doors providing access to the kitchen/diner, wall mounted radiator.

## KITCHEN/DINER

23' 1" x 11' 2" (7.04m x 3.4m) A generous sized kitchen/diner with a range of high and low fitted kitchen units with contrasting splashback worksurfaces, integrated electric oven, five ring gas hob and over hob extractor fan, plumbing for washing machine, integrated tall fridge freezer, plumbing for dishwasher, under stair storage cupboard, wall mounted designer vertical radiator, ceiling spotlights, uPVC double glaze, window to the rear elevation with garden and woodland aspect, internal door to ground floor WC and external door providing access to the side elevation, dining area with over table pendant light, wall mounted radiator, uPVC double glazed patio doors providing access to the conservatory.

## ORANGERY

14' 0" x 9' 4" (4.27m x 2.84m) uPVC double glazed and stone orangery to the rear elevation, wall mounted radiator, ceiling fan light, patio doors provide access to the rear garden, wall mounted radiator.

## LANDING

Stairs from the ground to the first floor, ceiling light point, loft access point, wall mounted radiator, internal doors to the first floor accommodation.



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## MAIN BEDROOM

12' 4" x 11' 3" (3.76m x 3.43m) A double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, fitted mirrored wardrobes to one wall, TV aerial point, internal door through to Ensuite.



## ENSUITE

5' 6" x 5' 3" (1.68m x 1.6m) A three-piece suite comprising low-level WC, pedestal sink unit and corner shower, splashback tiling, extraction fan, ceiling light point, wall mounted radiator, uPVC double glazed window to the front elevation, shaving point.



## BEDROOM TWO

11' 9" x 8' 4" (3.58m x 2.54m) A further double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, fitted wardrobe, TV aerial point, ceiling light point, built in closet.



## BEDROOM THREE

9' 0" x 7' 9" (2.74m x 2.36m) A further double bedroom with uPVC double glazed window to the rear elevation with garden aspect and woodland view, wall mounted radiator, wall mounted TV aerial point, fitted wardrobes to one wall, ceiling light point.



## BEDROOM FOUR

8' 6" x 7' 5" (2.59m x 2.26m) uPVC double glazed window to the rear elevation with garden aspect and woodland view, wall mounted radiator, ceiling light point.



## FAMILY BATHROOM

7' 0" x 5' 4" (2.13m x 1.63m) A three-piece suite comprising low-level WC, sink drawer unit and shower bath with over bath rainfall and handheld shower heads, splashback boarding, ceiling spotlights, uPVC double glazed window to the rear elevation, extraction fan, wall mounted chrome heated towel rail.



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### EXTERNAL

To the front is a spacious driveway for several vehicles leading to the garage with gated side access to the fully enclosed rear garden with patio and lawn areas and pergola ideal for entertaining and alfresco dining.



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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 floor plans 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.

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Tenure - Leasehold

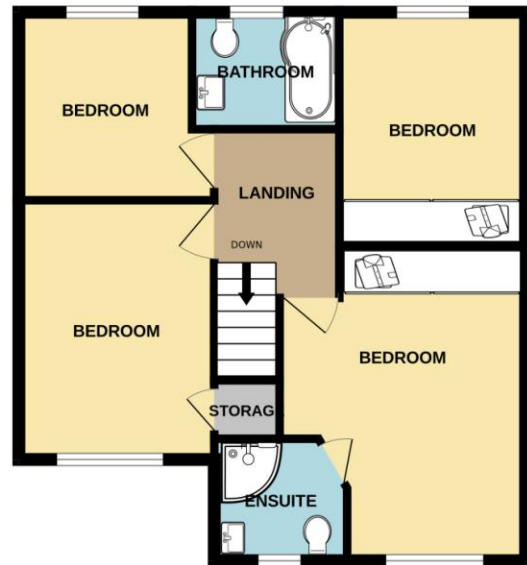
Annual Ground Rent - £100.00 per annum

Council Tax Band - E

EPC Rate - C

GROUND FLOOR  
754 sq.ft. (70.1 sq.m.) approx.

1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 1297 sq.ft. (120.5 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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