

14 Kestrel View, Simmondley, Glossop, Derbyshire, SK13 6QE



- *****NO VENDOR CHAIN*****
- **Impressive Detached Family Home**
- **Four Bedrooms & En-suite**
- **True Kitchen/Diner & Utility Room**
- **Two Reception Rooms**
- **Ground Floor w/c**
- **Large Double Garage**
- **Lovely South Facing Rear Garden**
- **Woodland Rear Aspect**
- **Close to local schools and amenities**

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MAIN DESCRIPTION

*****NO VENDOR CHAIN*****Stepping Stones are delighted to offer for sale this impressive detached family home situated within a cul-de-sac position within this desirable and sought after residential development in Simmondley.

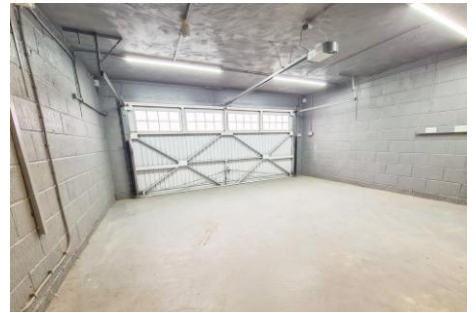
The property is in the popular residential area of Simmondley and is ideally positioned close to Simmondley Primary School and the local Co-op shopping facilities. This sought after and desirable area is on the edge of stunning open countryside and is just a short distance from Dinting Railway Station 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.

The internal accommodation offers fantastic versatile family living space which in brief comprises; Entrance Vestibule, Entrance Hallway, Ground Floor w/c, Large Lounge to the back of the property and second reception room which could be used as formal dining, office, second snug, play room or double bedroom and a True Kitchen/Diner leading through to a useful Utility Room and Integral Double Garage with Electric up and over door.

The first floor landing is spacious with plenty of storage and would be perfect for a home office or ready nook given the power points and two windows, there are four bedrooms one with en-suite and a five piece bathroom suite.

Externally there is a fantastic patio and lawn garden with shed and a private woodland aspect to the rear and a front garden and driveway for several vehicles.

An internal viewing is highly recommended



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ENTRANCE VESTIBULE

External door to vestibule with wall light points, internal door through to hallway.



HALLWAY

A generous hallway with wall mounted radiator, two ceiling light points, stairs to the first floor accommodation, internal doors to the ground floor.



FRONT RECEPTION ROOM

12' 6" x 9' 10" (3.81m x 3m) uPVC double glazed windows to the front elevation, wall mounted radiator, ceiling light points.



LOUNGE

15' 7" x 14' 1" (4.75m x 4.29m) A generous sized lounge with large uPVC double glazed window to the rear elevation with garden aspect, TV aerial point, cornice to ceiling, ceiling light point, wall mounted radiator, gas coal effect fire with feature fire surround.



GROUND FLOOR WC

5' 1" x 4' 4" (1.55m x 1.32m) A two-piece suite comprising low-level WC, pedestal sink unit, splashback tiling, wall mounted radiator, extraction fan, ceiling light point.



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KITCHEN/DINER

16' 1" x 10' 7" (4.9m x 3.23m) A comprehensive range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, breakfast bar with storage cupboard, Stainless Steel sink and draining unit with mixer tap, over cupboard lighting, four ring gas hob with over hob extractor fan, built-in double oven uPVC double glazed patio doors providing access to the rear garden and uPVC double glazed window, wall mounted radiator, ceiling spotlights, ceiling light points, internal door to utility room



UTILITY ROOM

7' 8" x 6' 9" (2.34m x 2.06m) Fitted storage cabinets, plumbing for washing machine, stainless steel sink and drainer unit with mixer tap, wall mounted radiator, space for dryer, wall mounted boiler, external door to the side elevation, wall mounted radiator, under stairs storage cupboard with light point, internal door through to Garage



DOUBLE GARAGE

Up and over electric double doors, consumer unit, automatic lights, power points.

LANDING

Stairs from the ground to the first floor to a generous size landing with office space, two uPVC double glazed windows to the front and side elevations, ceiling spotlights, two ceiling light points, loft access, double and single storage closets, wall mounted radiator.



MAIN BEDROOM

11' 10" x 11' 9" (3.61m x 3.58m) A generous double bedroom with uPVC double glazed window to the rear elevation with woodland and garden aspect, wall mounted vertical radiator, ceiling light point, internal door through to ensuite.



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ENSUITE

A three-piece suite comprising closed coupled WC, sink cabinet unit and wet room style shower with rainfall and handheld shower heads, splashback tiling floor to ceiling, uPVC double glazed window to the side elevation, electric shaving point, wall mounted chrome heated towel rail, ceiling spotlights.



BEDROOM TWO

9' 11" x 8' 11" (3.02m x 2.72m) A double bedroom with uPVC double glazed windows to the rear elevation, built-in double closet, wall mounted radiator, ceiling light points.



BEDROOM THREE

9' 11" x 8' 10" (3.02m x 2.69m) A further double bedroom with uPVC double glazed window to the rear elevation, double fitted closet, wall mounted radiator, ceiling light point.



BEDROOM FOUR

7' 7" x 7' 6" (2.31m x 2.29m) uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.



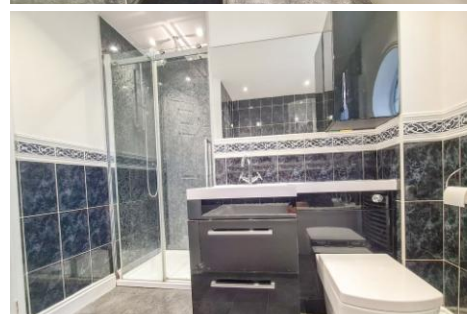
BATHROOM

Four piece suite comprising close coupled WC and sink drawer unit, shower bath with over bath shower and separate shower cubicle with rainfall and handheld shower heads, splashback tiling, wall mounted chrome heated towel rail, ceiling spotlights, extraction fan, attractive circular window to the front elevation,



EXTERNALLY

Externally there is a fantastic patio and lawn garden with shed and a private woodland aspect to the rear and a front garden and driveway for several vehicles.



Tenure - Leasehold

Annual Ground Rent - £200.00

Annual Ground Rent Review Period - Annually

Council Tax Band - E

EPC Rate - C



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.

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