

**46 Storth Meadow Road, Simmondley, Glossop, SK13 6UZ**



- FREEHOLD
- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- En-suite, Ground Floor w/c & Utility
- True Kitchen/Diner
- Integral Garage & Driveway
- Spectacular Elevated Countryside Views
- Head of cul-de-sac
- Close to Simmondley Village, Schools & Shops

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## MAIN DESCRIPTION

**\*\*\*FREEHOLD \* SPECTACULAR FAR REACHING VIEWS\*\*\***

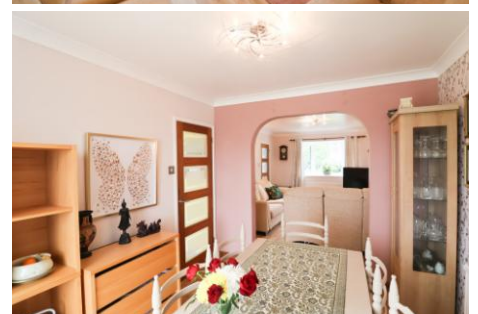
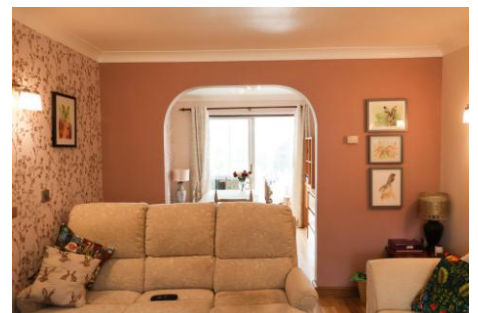
Stepping Stones are delighted to offer for sale this detached family home situated at the head of a cul-de-sac position in Simmondley just a short distance from Simmondley Village, Local Shopping Facilities and Schools.

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 property occupies an elevated plot enjoying far reaching uninterrupted countryside views and offers generous family living accommodation which in brief comprises; Entrance Porch, Entrance Hallway, Ground Floor w/c, Lounge, Dining Room, True Kitchen/Diner and Conservatory to the ground floor and a spacious landing to Four Bedrooms, Master with en-suite and Family Bathroom.

Externally to the front is a pretty forecourt garden and driveway leading to garage and spacious gated side access to a beautifully maintained and fully private rear garden with patio and lawn areas and established flower beds, given the elevated position the property enjoys spectacular far reaching uninterrupted countryside views.

A gem of a property, viewing is highly recommended.



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## ENTRANCE PORCH

uPVC double glazed entrance door to porch with wall light points and tile flooring and uPVC double glazed entrance door to hallway

## ENTRANCE HALLWAY

Stairs to the first floor accommodation, under store storage cupboard, internal door to ground floor WC and internal doors to the ground floor accommodation.

## GROUND FLOOR W/C

5' 2" x 4' 0" (1.57m x 1.22m) A two-piece suite comprising; low-level WC and sink cabinet unit with mixer tap, splashback tiling, ceiling light point, extraction fan, wall mounted radiator.

## KITCHEN/DINER

17' 2" x 12' 0" (5.23m x 3.66m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, eyelevel oven and grill and four ring electric hob with over hob extractor fan, plumbing for full-size dishwasher, stainless steel sink and drainer unit with mixer tap, fitted storage cabinets to dining area, breakfast bar, uPVC double glazed window and sliding patio door providing access to the rear garden with spectacular far-reaching countryside elevated views, internal door to utility and dining area.

## UTILITY ROOM

7' 0" x 5' 3" (2.13m x 1.6m) Utility with low units, contrasting worksurfaces and splashback tiling, stainless steel sink and drainer unit with mixer tap, plumbing for automatic washing machine, ceiling light point, uPVC double glazed window to the side elevation, wall mounted Worcester boiler, internal door to garage.

## INTEGRAL GARAGE

Garage with uPVC double glazed pedestrian door providing access to the side elevation and up and over vehicular access door, ceiling light point, power points.

## LOUNGE

15' 3" x 10' 9" (4.65m x 3.28m) uPVC double glazed bay window to the front elevation, wall mounted radiator, solid wood floor, archway through to dining room, feature fireplace, TV aerial point, 4 x wall light points and ceiling light point.



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## DINING ROOM

10' 2" x 9' 0" (3.1m x 2.74m) Archway through to dining room with wall mounted radiator, ceiling light point, door to kitchen and sliding patio doors providing access to the conservatory.

## CONSERVATORY

10' 1" x 7' 9" (3.07m x 2.36m) uPVC double glazed conservatory to the rear elevation with patio doors providing access to the rear garden, wall light point, spectacular far-reaching elevated countryside views.

## LANDING

Stairs from the ground to the first floor, spacious landing with loft access point, ceiling light point, internal doors to the first floor accommodation.

## MAIN BEDROOM

12' 8" x 11' 0" (3.86m x 3.35m) A generous double bedroom with uPVC double glazed window to the rear elevation with far-reaching elevated countryside views, wall mounted radiator, ceiling light point, fitted wardrobes, 2 x wall light points, internal door to Ensuite.

## ENSUITE

7' 5" x 5' 4" (2.26m x 1.63m) A three-piece suite comprising; low-level WC, sink cabinet unit and corner shower, splashback tiling, ceiling light point, extraction fan, wall mounted chrome heated towel rail, under floor heating, uPVC double glazed window to the rear elevation.

## BEDROOM TWO

15' 3" x 7' 0" (4.65m x 2.13m) A further double bedroom with a bank of fitted wardrobes to one wall, uPVC double glazed bay window to the front elevation, wall mounted radiator, ceiling light point.

## BEDROOM THREE

17' 7" x 8' 6" (5.36m x 2.59m) A further double bedroom with fitted wardrobes, uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

## BEDROOM FOUR

9' 8" x 8' 3" (2.95m x 2.51 m) uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.



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## BATHROOM

8' 3" x 7' 4" (2.51m x 2.24m) A three-piece suite comprising; closed couple WC and sink cabinet unit with matching mirror and bath with over bath shower with rainfall and handheld shower heads, wall mounted chrome heated towel rail, splashback tiling, wall mounted radiator, shaving point, extraction fan, uPVC double glazed window to the rear elevation, airing cupboard.



## EXTERNAL

Externally to the front is a pretty forecourt garden and driveway leading to garage and spacious gated side access to a beautifully maintained and fully private rear garden with patio and lawn areas and established flower beds, given the elevated position the property enjoys spectacular far reaching uninterrupted countryside views.

## DISCLAIMER

Tenure - Freehold  
Council Tax Band - E  
EPC Rate - Awaiting



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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