

**3 Pyegrove Road, Glossop, Derbyshire, SK13 8QS**



- Beautifully presented freehold home
- High quality fixtures and fittings
- Three Bedrooms
- Modern Fitted Bathroom
- Stylish Kitchen Diner with Bifold Doors
- Large rear Garden
- Off Road Parking
- Countryside views
- Close to open Countryside
- Ideal Downsizing home or for FTB

# 3 Pyegrove Road, Glossop, Derbyshire, SK13 8QS

## MAIN DESCRIPTION

### FREEHOLD

Situated within the popular Pyegrove development in Glossop, this beautifully presented freehold home offers stylish, turnkey accommodation finished to a high standard throughout.

The location is ideal for families and professionals alike, with nearby tennis facilities and being just a short distance from Glossop & District Golf Club. A pleasant walk leads across to Old Glossop, known for its village charm, traditional public houses and access to surrounding countryside. A large open field close to the property provides excellent space for dog walking and outdoor recreation.

Glossop itself provides a wide range of amenities including supermarkets, independent shops, cafés, restaurants, schooling and leisure facilities. For commuters, there is a direct rail service to Manchester along with convenient road links via the A57 and M67.

Internally, the property is immaculately presented with quality fixtures and fittings throughout. An entrance porch leads into a generous lounge with attractive wall panelling, which in turn opens into a well-appointed kitchen diner fitted with a range of modern units and integrated appliances. Bifold doors provide access to the rear garden, creating an excellent space for entertaining and everyday family living.

To the first floor, the landing gives access to three bedrooms - two comfortable doubles and a third bedroom ideal as a nursery, home office or single room. The main bedroom enjoys open aspect views and far-reaching countryside outlook. A contemporary three-piece bathroom completes the accommodation.

Externally, the property benefits from a large rear garden, ideal for relaxing and entertaining, together with off-road parking and attractive views that further enhance the home's appeal.



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## ENTRANCE PORCH

4' 1" x 2' 3" (1.24m x 0.69m) External door leading into porch with uPVC double glazed window to the side elevation, ceiling spotlights and internal timber glazed door opening into the lounge.

## LOUNGE

11' 9" x 11' 7" (3.58m x 3.53m) A generously sized lounge featuring a uPVC double glazed window to the front elevation, meter point cupboard, attractive wall paneling, wall-mounted radiator and ceiling light point. Internal door leading through to the kitchen diner.

## KITCHEN/DINER

14' 3" x 8' 7" (4.34m x 2.62m) Fitted with a range of high and low level units complemented by contrasting work surfaces. Stainless steel sink and drainer with mixer tap, plumbing for an automatic washing machine and space for a tall fridge freezer. Integrated electric oven with four ring hob and extractor over. Ceiling spotlights, wall-mounted radiator and under-stairs storage cupboard. Bifold doors provide access to the rear garden.

## LANDING

Stairs rising from the ground floor to the first floor with ceiling light point, loft access and internal doors leading to first floor accommodation.

## MAIN BEDROOM

11' 9" x 8' 7" (3.58m x 2.62m) A generous double bedroom with PVC double glazed window to the front elevation enjoying open aspect and far-reaching countryside views. Wall-mounted radiator and ceiling light point.

## BEDROOM TWO

8' 8" x 8' 4" (2.64m x 2.54m) A further double bedroom with uPVC double glazed window to the rear elevation overlooking the garden. Wall-mounted radiator and ceiling light point.



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### BEDROOM THREE

7' 5" x 5' 1" (2.26m x 1.55m) With uPVC double glazed window to the front elevation, wall-mounted radiator and ceiling light point.

### BATHROOM

5' 6" x 5' 2" (1.68m x 1.57m) Fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin and bath with shower over and splashback tiling. Chrome heated towel rail, ceiling spotlights, extractor fan and PVC double glazed window to the rear elevation. (5'2" x 5'6")

### EXTERNAL

Externally, the property benefits from a large rear garden, ideal for relaxing and entertaining, together with off-road parking and attractive views that further enhance the home's appeal.

### DISCLAIMER

The vendor has advised the following:

Property Tenure - Freehold

EPC Rate - C

Council Tax Band Rating - B

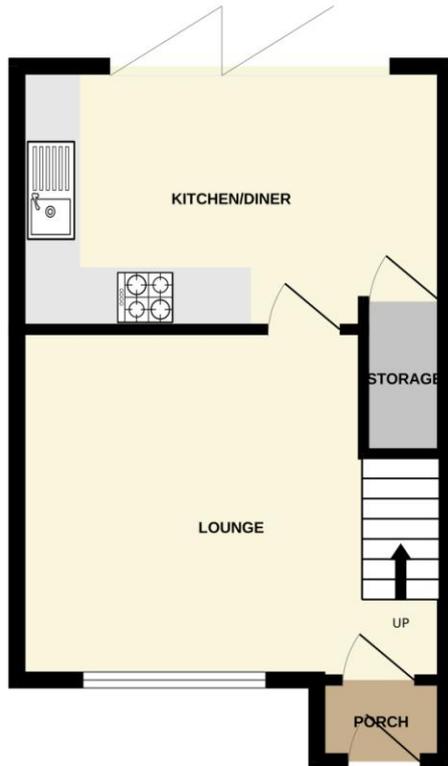
Council - High Peak Borough Council



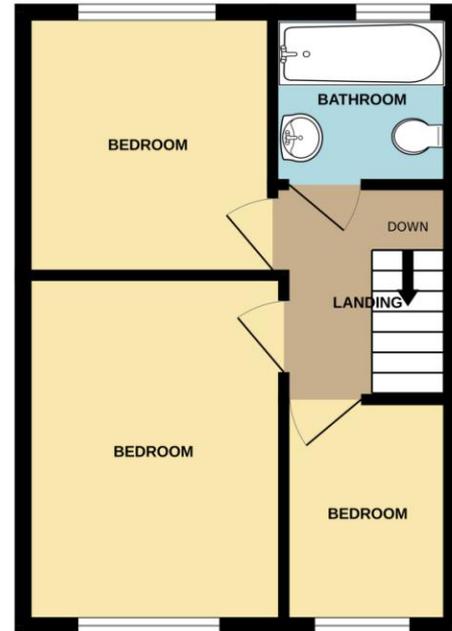
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GROUND FLOOR



1ST FLOOR



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