



45 Hathersage Drive, Glossop

Glossop

Offers in Region of £495,000

**GASCOIGNE HALMAN**  
THE AREA'S LEADING ESTATE AGENCY



## 45 Hathersage Drive

Glossop, Glossop

Offered for sale with NO CHAIN and bordering open fields at the rear, this immaculate executive detached home is situated on the sought after Shirebrook Park development and is sure to appeal to both growing and established families alike. The property sits in generous mature grounds and boasts four well-proportioned bedrooms, two bathrooms, three reception rooms, a fitted kitchen and an integral double garage.

Council Tax band: F

Tenure: Leasehold

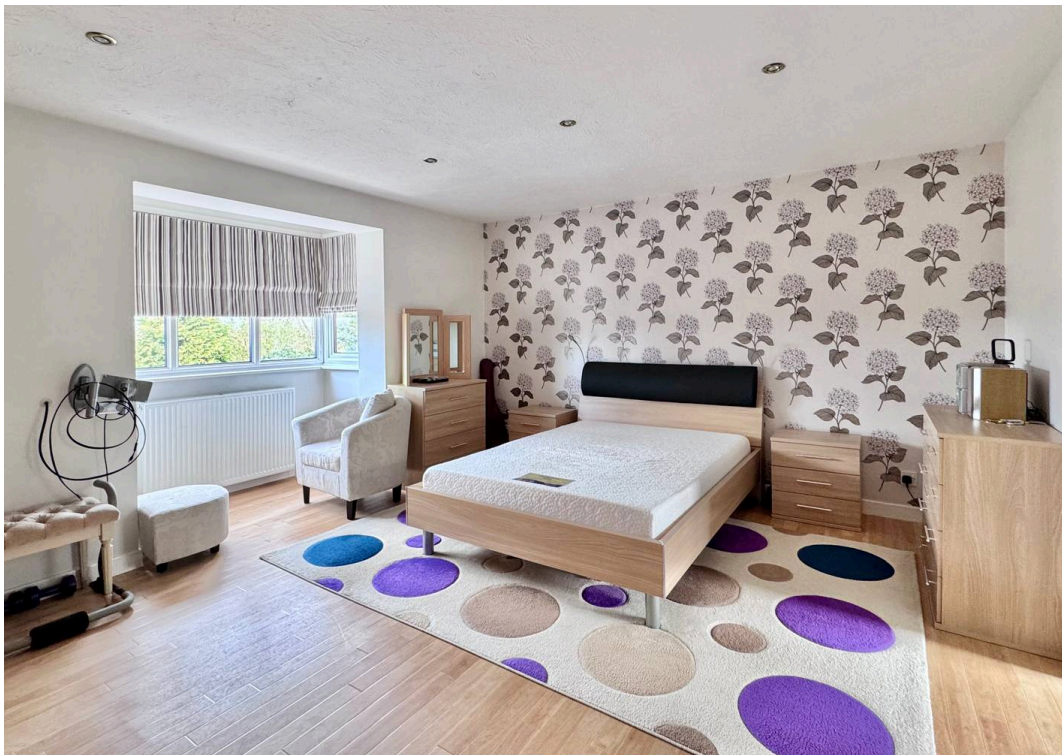
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Chain
- Bordering Open Fields at Rear
- An Executive Detached Property
- Sought After Shirebrook Park Location
- Four Well-Proportioned Bedrooms
- Large Master Bedroom with En-Suite Bathroom
- Separate Family Bathroom and Spacious Landing
- Two Separate Reception Rooms plus Conservatory
- Fitted Kitchen and Integral Garage
- Driveway Parking and Pleasant Mature Gardens









There is much to appreciate both inside and outside of this spacious and well presented home. Externally the property benefits from a generous plot with mature gardens to the front and rear. To the front a driveway provides off road parking and access to the integral detached garage, which features an electric roll shutter door and access to and from the kitchen. Gated access at the side takes you into the rear garden, which includes paved seating areas either side of the conservatory, a grassed lawn and mature planted beds and borders. The rear gardens border open fields at the rear and horses are often present in the fields, as evidenced in the photographs taken at the time of the agents visit.

Shirebrook Park has long been a popular choice of location among locals and those moving into the area. It is a very well established development situated on the outskirts of the main town of Glossop and sits at the foot of the Snake Pass. Nearby amenities include Glossop Golf Course and Glossop Tennis Club and there are plenty of scenic walks on your doorstep. With a growing array of amenities and facilities in Glossop itself including the recently renovated and reopened Market Hall, it is evident why Glossop and Shirebrook Park itself holds such an attraction.

The property itself offers a spacious and well presented interior. Upon entering the property the hallway provides space for a console table and room to take off your coats and shoes. There is a cloaks/WC with a close coupled WC and a wash basin, a spindled staircase to the first floor landing, double doors into the living room and a door to the dining room. The living room runs the full depth of the property and benefits from sliding patio doors at the rear, a uPVC double glazed window to the front, a living flame effect gas fire with fireplace surround and ample space for living room furniture. The dining room offers plenty of space for family dining and provides access to the conservatory via uPVC double glazed double doors and also the kitchen. The conservatory is a generous size and is constructed of a brick base, a uPVC frame with double glazed window units and French doors out into the rear garden, plus a poly-carbonate roof and a suspended ceiling fan light. Completing the ground floor accommodation is the fitted kitchen, which boasts an ample arrangement of base units, wall units and a breakfast bar with seating for four people. The kitchen also benefits from a range of integrated appliances, including an eye level double oven, a fridge freezer, a washing machine and a gas hob with extractor over, plus an inset stainless steel one and a half bowl sink with drainer and mixer tap.

The generous first floor landing features a box bay uPVC double glazed window to the front, a spindled balustrade and access to the loft space, plus doors to all four bedrooms and the family bathroom. The master bedroom is a particularly generous space with ample room for furniture, a uPVC double glazed box bay window to the front and access to the en-suite bathroom which features a roll top bath with mixer tap and hand shower attachment, a separate corner shower cubicle, a vanity wash basin with mixer tap and a concealed cistern WC. The remaining three bedrooms are all good sizes themselves with two of the bedrooms benefitting from a pleasant rear aspect. Completing the accommodation is a family bathroom, comprising a panelled bath with shower over, a vanity wash basin with mixer tap and a close coupled WC.

GROUND FLOOR  
1135 sq.ft. (105.4 sq.m.) approx.

1ST FLOOR  
783 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 1918 sq.ft. (178.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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