



8 Meadowfield Close, Hadfield

Glossop

£410,000

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



## 8 Meadowfield Close

Hadfield, Glossop

Offered for sale with no onward chain this well maintained four bedroom detached property sits on a generous plot in a pleasant cul-de-sac and is sure to appeal to both growing and established families alike.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Chain
- A Superbly Maintained Detached Property
- Four Well-Proportioned Bedrooms
- Four-Piece Bathroom Suite
- Entrance Hall, Cloaks/WC and Integral Garage
- Two Separate Reception Rooms plus Conservatory
- Kitchen Fitted with Attractive Base and Wall Units
- Gas Central Heating and UPVC Double Glazing Throughout
- Driveway Parking to Front
- Generous Well Established Gardens to both Front and Rear









There is much to appreciate about this detached family residence. Situated in a pleasant cul-de-sac and occupying a generous plot with an open rear aspect, the property is sure to appeal to a variety of purchasers including those with a growing or established family.

There is plenty of living space on the ground floor. An entrance hall opens into a bright and spacious living room that features a uPVC double glazed window, a radiator, a living flame effect gas fire and sliding part glazed doors into a dining room which in turn provides access to the adjacent kitchen and a conservatory. The kitchen comprises an attractive range of coordinating base and wall units providing ample storage. Roll top work surfaces and a matching breakfast bar provide further space for additional kitchen appliances and food preparation and also incorporate a stainless steel sink with drainer and mixer tap and there is an integrated fridge and space for a Range cooker and a washing machine. The conservatory provides a versatile space for seating or dining and is constructed from a brick base with a uPVC double glazed frame that includes a standard sized double glazed door and there is a pitched poly-carbonate roof with a suspended ceiling fan. Completing the ground floor accommodation is a cloaks/WC comprising a close coupled WC and wash basin, that also provides internal access into the garage.

The first floor landing features a built-in storage cupboard, provides access to the loft space and access to four well-proportioned bedrooms and the family bathroom. All bedrooms offer ample space for furniture and include uPVC double glazed windows and radiators, and the larger bedroom also includes a range of fitted bedroom furniture. The family bathroom features a panelled bath, a separate shower cubicle, a vanity wash basin with mixer taps and a close coupled WC and other features include two uPVC frosted glass double glazed windows, part tiled walls and a radiator.

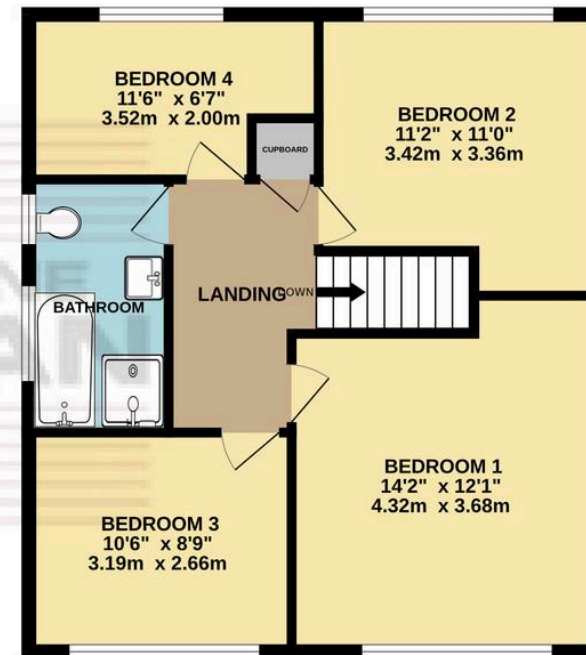
Externally this property continues to impress. Established hedgerow borders sit either side of the driveway to the front providing plenty of privacy for the main house and there is a grassed lawn with mature herbaceous border adjacent to the flagged driveway. A footpath extends down the side of the property to the side entrance door and there is gated access here into the rear garden, which is also accessible internally from the kitchen and conservatory. A generous space, the rear garden is comprised of various seating areas, a grassed lawn and mature herbaceous borders and enjoys an open aspect and a good degree of privacy.

Offered for sale with no onward chain, viewing is highly recommended.

GROUND FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1281 sq.ft. (119.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Gascoigne Halman Glossop

26 High Street West, Glossop - SK13 8BH

01457 604244

[glossop@gascoignealman.co.uk](mailto:glossop@gascoignealman.co.uk)

[www.gascoignealman.co.uk/](http://www.gascoignealman.co.uk/)