30 Circular Road, West Didsbury, Manchester, M20 3LP





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VIDEO TOUR AVAILABLE An exceptional opportunity to acquire this brand-new SIX double-bedroom detached residence, set on a quiet residential road in the highly sought-after neighbourhood of West Didsbury, South Manchester, just minutes from The Christie Hospital and Didsbury's excellent amenities.

Offering over 2,000 sq ft across 3 floors, this impressive new-build combines generous proportions with a high-quality specification and carefully considered finishes throughout. The property features underfloor heating to the ground floor and integrated ceiling speakers in the kitchen and lounge.

The striking entrance features a Pirnar aluminium front door with fingerprint and remote entry. The hallway provides access to all floors, a downstairs WC, separate utility room with side access and dedicated bin storage, an elegant study, spacious lounge with 60" touchscreen fireplace, and a large open-plan kitchen/dining area.

Double doors open into the spectacular German Nobilia kitchen, finished with quartz worktops, a central island with downdraft extractor, dual gas/induction hob, Wi-Fi-enabled Bosch dishwasher and an Aqua tap dispensing instant hot, filtered, chilled and sparkling water. Large sliding doors open directly onto the rear garden, creating an excellent space for everyday family living and entertaining.

The first floor offers 4 double bedrooms and a family bathroom featuring RAK sanitary ware and an integrated mirror TV.

The second floor provides a further 2 double bedrooms, including the impressive principal suite with a luxurious en-suite shower room, double vanity, Grohe smart Japanese bidet toilet and integrated charging pod for 2 electric toothbrushes.

Externally, the property benefits from a gated driveway for approximately 2–3 cars, a generous front lawn and rear garden.

NO ONWARD CHAIN

£1,000,000







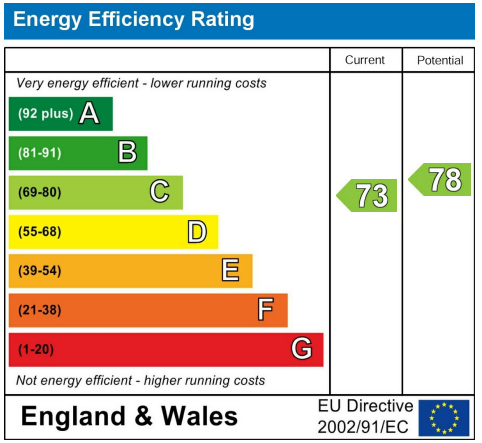








EPC Chart

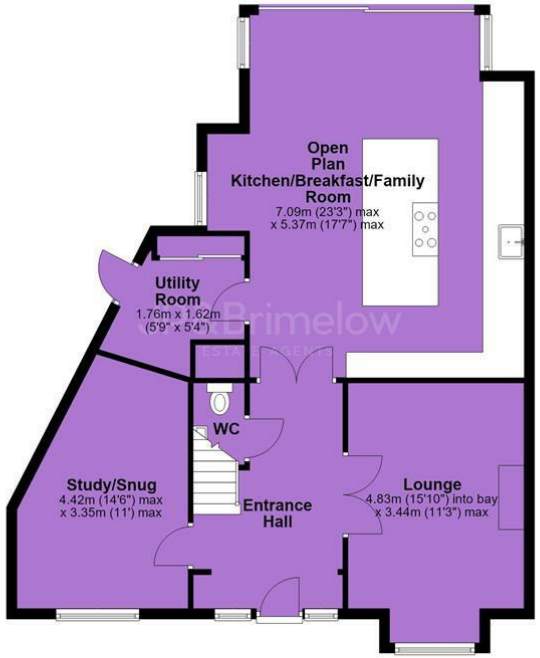






Tenure: **Freehold** Council Tax Band:

Ground Floor



First Floor



Second Floor



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