



Plot 11, Cortland Uplands, Glossop, High Peak, SK13 2NX

Prices From £349,950

- **VIEWING BY APPOINTMENT ONLY**
- High Spec Bosch Kitchen Appliances
- Private Driveway for Two Cars
- 3 Bed, 3 Storey Linked Semi Detached
- Family Bathroom plus Two Additional Shower Rooms
- Large Enclosed Terraced Garden

Cortland Uplands, SK13 2NX

STUNNING NEW HOMES! *** OPEN WEEKEND 7th and 8th FEBRUARY ***

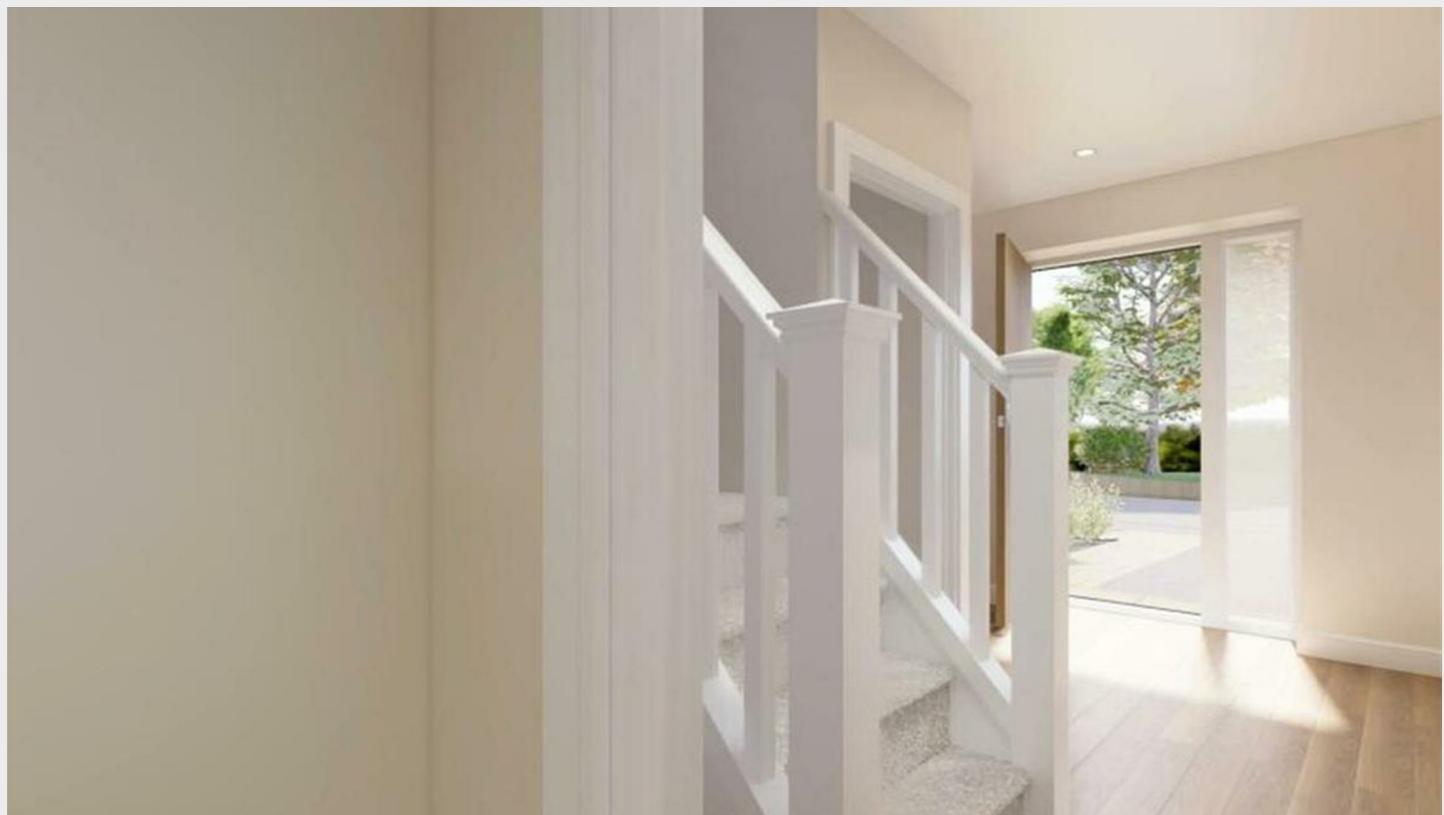
The Cortland is a generously appointed three-storey linked semi detached home with 1,091sq ft of accommodation.

This property offers versatile living, ideal for a professional couple or growing family. Each bedroom has either a bathroom or a shower room ensuring both privacy and convenience and this unique layout has to be seen to be appreciated for its bespoke living potential.

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Council Tax Band:



A Unique Home, Thoughtfully Designed for You

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Step into a stylish open-plan kitchen and dining area, where French doors lead to a generous terraced garden, perfect for entertaining. At the front of the home, a spacious lounge offers breathtaking views of the High Peak countryside.

On the top floor you will find a very generous master bedroom with a large en-suite shower room plus a double bedroom and modern family bathroom to complete the space.

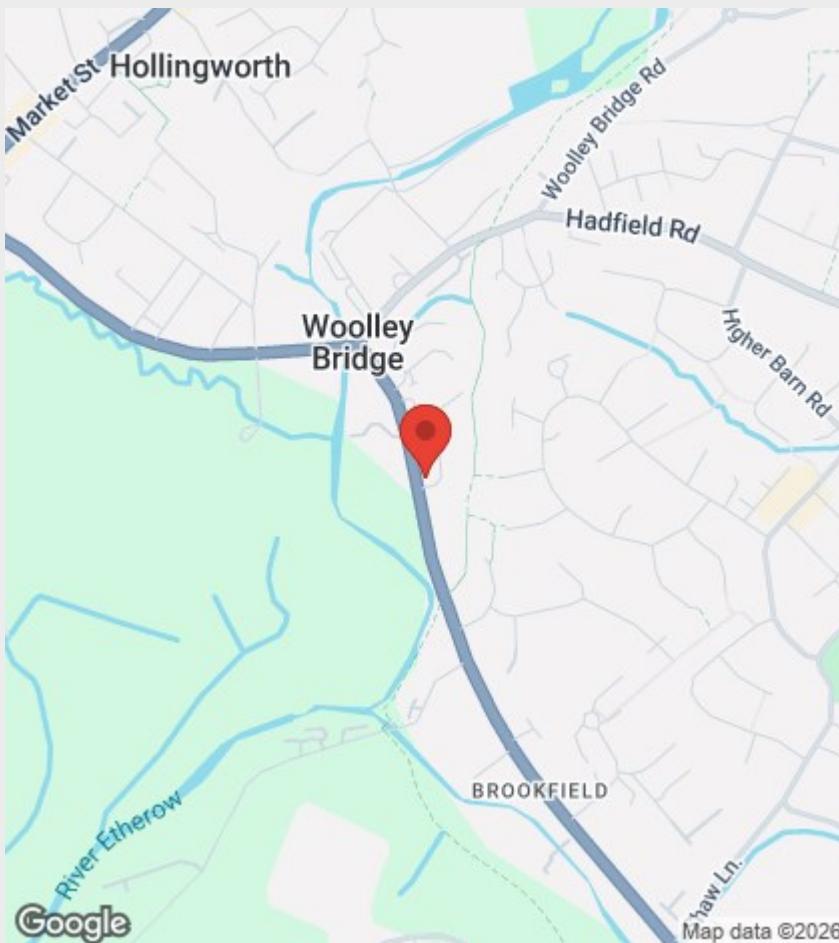
Key Features:

- 1,091sq ft of thoughtfully designed space
- Three storey layout for ultimate flexibility
- Open-plan kitchen & dining area with French doors leading to a patio and enclosed garden
- High spec kitchen featuring a Bosch double oven, 4-ring gas hob and Integrated fridge freezer
- Separate lounge area with stunning countryside views
- Porcelanosa tiles as standard
- Contemporary square profile bathroom sanitaryware
- Main family bathroom plus two additional shower rooms
- Practical boot / utility room and ample storage throughout
- Versatile living space
- Large enclosed terraced garden
- Private driveway for two cars
- Stunning views over High Peak

Experience modern comfort and breathtaking views in this uniquely designed home.

Please Note

(For illustrative purposes only. Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.)



Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

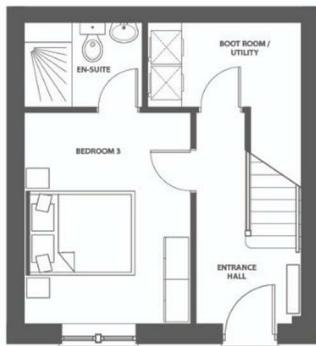
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Cortland | 3 BEDROOM LINKED SEMI-DETACHED



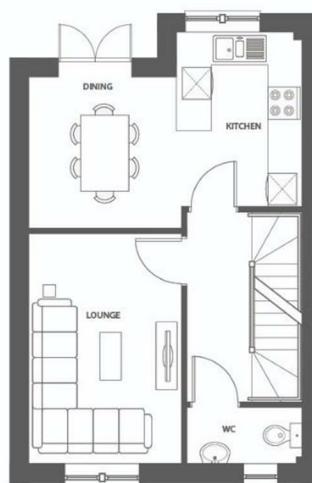
INTERNAL FLOOR AREAS:

LOWER GROUND FLOORS	27.30 M ² 293.85 FT ²
UPPER GROUND FLOOR	37.03 M ² 398.60 FT ²
FIRST FLOOR	37.03 M ² 398.60 FT ²
TOTAL	101.36 M ² 1,091.05 FT ²



LOWER GROUND FLOOR

BEDROOM 3	3.00M X 3.82M 9'10"X 12'6"
EN-SUITE	2.27M X 1.49M 7'11"X 4'10"
BOOT ROOM / UTILITY	2.79M X 1.49M 9'11"X 4'11"



UPPER GROUND FLOOR

LOUNGE	4.17M X 2.80M 13'8"X 9'12"
KITCHEN	2.25M X 3.18M 7'4"X 10'5"
DINING	2.80M X 2.76M 9'2"X 9'0"
WC	2.10M X 1.00M 6'10 X 3'3"

FIRST FLOOR

MASTER BEDROOM	4.21M X 4.00M 13'9"X 13'1"
BEDROOM 2	2.86M X 2.72M 9'4"X 8'11"(MAX ROOM SIZE)
BATHROOM	2.65M X 2.44M 8'8"X 8'0"