

## Plot 12, Woodmere Uplands, Glossop, High Peak, SK13 2NX

Prices From £399,950

- VIEWINGS BY APPOINTMENT ONLY
- Family Bathroom plus Two En-Suite's
- Private Driveway for Two Cars - Large Terraced Garden
- 4 Bed, 3 Storey Linked Semi Detached
- Stylish Open Plan Quality Kitchen & Dining Room
- Stunning Views over High Peak

# Woodmere Uplands, SK13 2NX

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

This large 1,321 sq ft three-storey, four-bedroom linked semi detached home perfectly blends, space, style and functionality for your busy lifestyle. An abundance of stunning accommodation includes a generous family or entertaining space with an additional separate, spacious lounge in which to relax and unwind.

VIEWING BY APPOINTMENT ONLY



Council Tax Band:



## A Spacious and Elegant Home Designed for Modern Living

This large 1,321 sq ft three-storey, four-bedroom linked semi detached home perfectly blends, space, style and functionality for your busy lifestyle. An abundance of stunning accommodation includes a generous family or entertaining space with an additional separate, spacious lounge in which to relax and unwind.

With a versatile layout, this home features a family bathroom and two additional shower rooms, making it ideal for growing families or those who love to host guests.

A welcoming entrance hallway with separate WC and under stairs cloak area opens up into a well-proportioned double bedroom with en-suite.

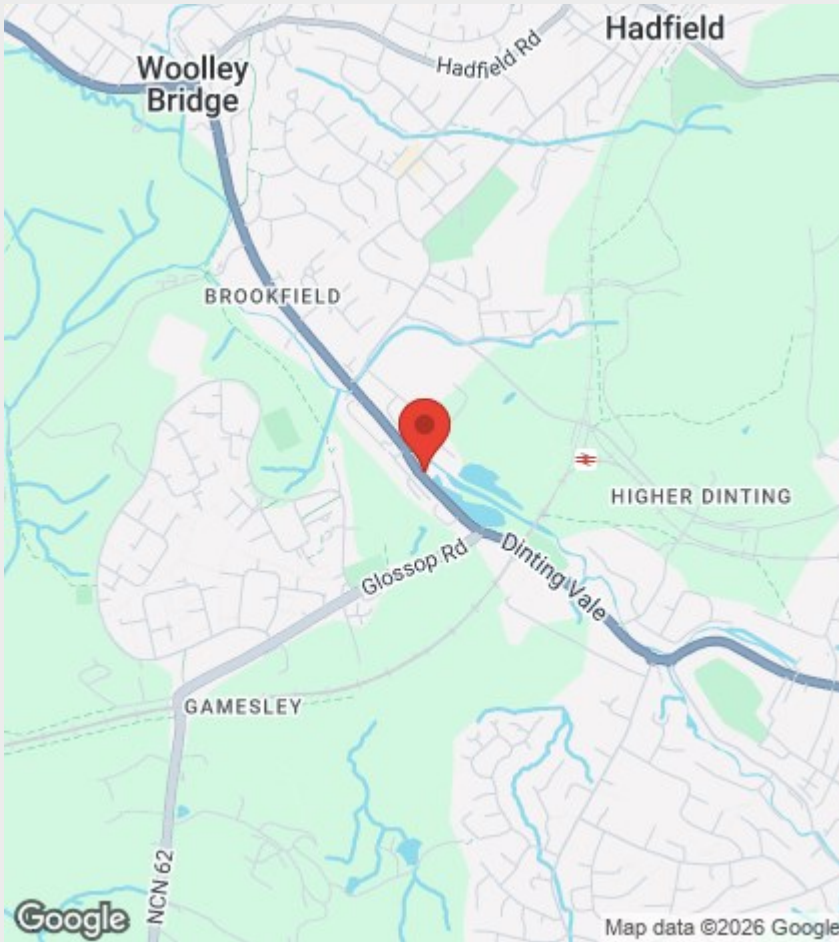
### Key Features:

- 1,321sq ft of thoughtful designed living space
- Stylish open-plan quality kitchen & dining area with french doors leading to a beautiful terrace garden
- High spec kitchen featuring a Bosch double oven, 4-ring gas hob and Integrated fridge freezer
- Separate elegant bay-fronted bedroom area
- Porcelanosa tiles as standard
- Contemporary square sanitaryware for a sleek and modern finish
- Family bathroom plus two shower rooms
- Practical boot / utility room and multiple storage spaces
- Versatile living space to suit your needs
- Large terraced garden with fencing
- Private driveway for two cars
- Stunning views over High Peak

Experience a home that offers both versatility and luxury, all within the picturesque setting of Hadfield, Glossop.

### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

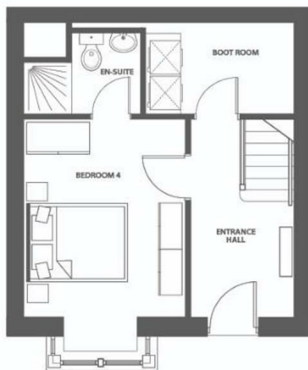
## The Woodmere

4 BEDROOM LINKED SEMI-DETACHED

**Uplands**  
WOOLLEY BRIDGE, HADFIELD

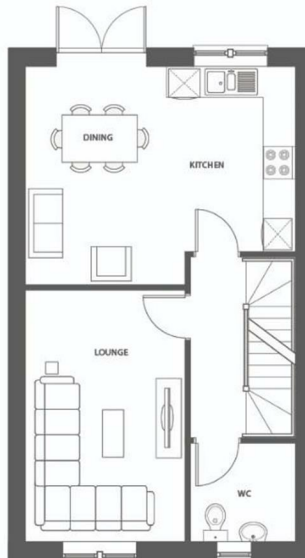
### INTERNAL FLOOR AREAS:

LOWER GROUND FLOORS	28.98 M <sup>2</sup>   311.96 FT <sup>2</sup>
UPPER GROUND FLOOR	46.92 M <sup>2</sup>   505.01 FT <sup>2</sup>
FIRST FLOOR	46.92 M <sup>2</sup>   505.01 FT <sup>2</sup>
TOTAL	122.82 M <sup>2</sup>   1,321.98 FT <sup>2</sup>



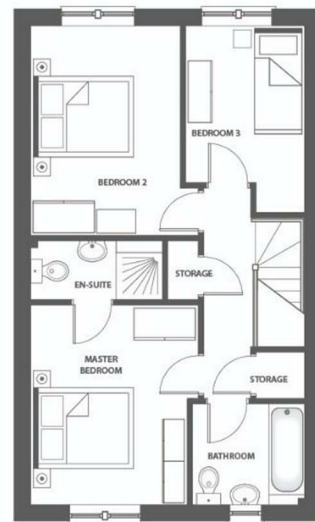
### LOWER GROUND FLOOR

BEDROOM 4	4.50M X 3.05M   14'9" X 10'0"
EN-SUITE	2.27M X 1.60M   7'5" X 5'3"
BOOT ROOM	2.94M X 1.80M   9'8" X 5'10"



### UPPER GROUND FLOOR

LOUNGE	4.82M X 3.05M   15'9" X 10'0"
KITCHEN . FAMILY / DINING	5.17M X 4.18M   16'11" X 13'0"
WC	1.90M X 2.00M   6'3" X 6'7"



### FIRST FLOOR

MASTER BEDROOM	3.28M X 2.95M   10'9" X 9'8"
BEDROOM 2	3.15M X 3.97M   10'4" X 13'0"
BEDROOM 3	3.53M X 2.20M   11'7" X 7'2" (MAX ROOM SIZE)
BATHROOM	2.10M X 1.90M   6'10" X 6'3"