



## Plot 9, Bayport Uplands, Glossop, SK13 2NX

Prices From £454,950

- Open Days Every Sunday !
- 1,584sq ft Four Bedroom Detached
- Premier Bosch Kitchen Appliances
- Oversized Integral Garage & Parking for Two Cars
- Three Storey to the Front, Two Storey to the Rear
- Quality Open Plan kitchen Dining Area
- Large Terraced Garden

# Bayport Uplands, SK13 2NX

OPEN DAYS EVERY SUNDAY ON THESE STUNNING NEW HOMES!

The Bayport is a magnificent 1,584 sq ft four-bedroom detached home, designed for those who value both space and style. Boasting an oversized integral garage and private driveway for two cars, this home offers exceptional practicality without compromising on luxury.



Council Tax Band:



## Elegant Living with Breathtaking High Peak Views

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The striking elevated, bay-fronted lounge provides a sophisticated retreat with stunning views of the High Peak countryside, while the tiered garden to the rear creates the perfect outdoor sanctuary.

Three-storey to the front and two-storey to the rear, this thoughtfully designed home offers quality craftsmanship along with ample storage, making it ideal for families and those seeking exceptional space and value.

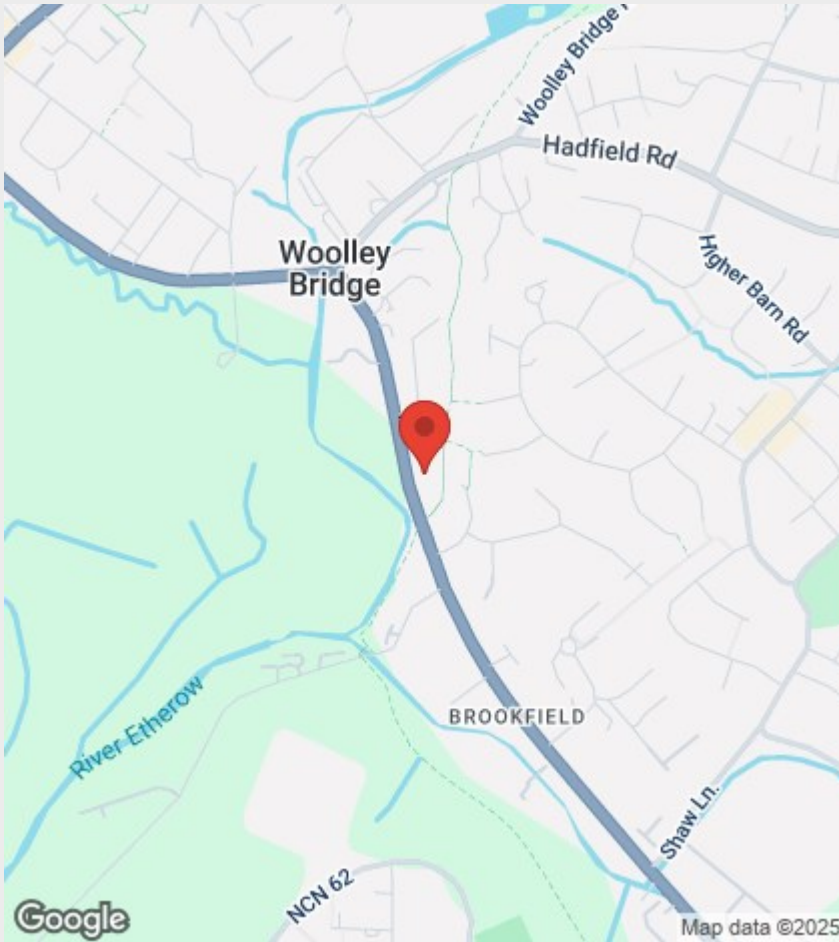
### Key Features:

- 1,584 sq ft four-bedroom, detached home
- Three-storey accommodation offering exceptional flexibility
- Stylish, high quality open-plan kitchen & dining area with double French doors leading to a patio and tiered garden
- Premium kitchen appliances, including a Bosch double oven, 5-ring gas hob, and integrated fridge freezer
- Boot / utility room plus additional storage space
- Ground floor WC
- Porcelanosa tiles as standard
- Contemporary square profile sanitaryware
- Master bedroom with modern en-suite
- Separate bay-fronted lounge with stunning views over High Peak
- Large terraced garden
- Oversized integral garage and driveway

Experience a home of elegance, comfort, and exceptional specification in the heart of the High Peak countryside.

### 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 Bayport | 4 BEDROOM DETACHED



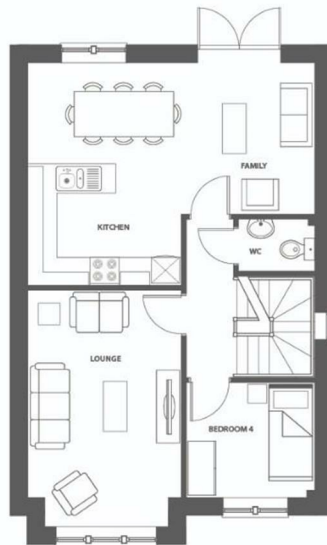
### INTERNAL FLOOR AREAS:

LOWER GROUND FLOORS	36.18 M <sup>2</sup>		167.92 FT <sup>2</sup>
UPPER GROUND FLOOR	56.28 M <sup>2</sup>		605.87 FT <sup>2</sup>
FIRST FLOOR	54.75 M <sup>2</sup>		589.34 FT <sup>2</sup>
TOTAL	147.21 M <sup>2</sup>		1,584.55 FT <sup>2</sup>



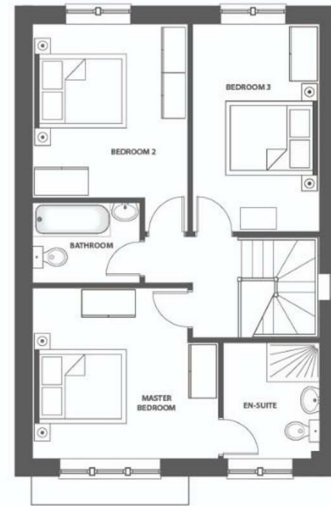
### LOWER GROUND FLOOR

GARAGE	6.00M X 3.20M		19'8" X 10'6"
BOOT ROOM / UTILITY	2.03M X 2.75M		6'8" X 9'0"



### UPPER GROUND FLOOR

LOUNGE	4.96M X 3.20M		16'3" X 10'6"
KITCHEN . FAMILY / DINING	6.03M X 4.65M		19'9" X 15'3"
WC	1.10M X 1.60M		3'7" X 5'3"
BEDROOM 4	2.70M X 2.44M		8'10" X 8'0"



### FIRST FLOOR

MASTER BEDROOM	3.90M X 3.59M		12'9" X 11'9"
EN-SUITE	2.44M X 2.01M		8'0" X 6'7"
BEDROOM 2	4.35M X 3.26M		14'3" X 10'8" (MAX ROOM SIZE)
BEDROOM 3	4.35M X 2.65M		14'3" X 8'8"
BATHROOM	1.75M X 2.26M		5'9" X 7'5"