

## Plot 12, Woodmere, Uplands, Hadfield, Glossop, SK13 2NX

Prices From £399,950

- Open Weekend Saturday 7th and Sunday 8th June
- 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, Glossop SK13 2NX

OPEN WEEKEND SATURDAY 7TH AND SUNDAY 8TH JUNE BETWEEN 11am - 4PM

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.



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.

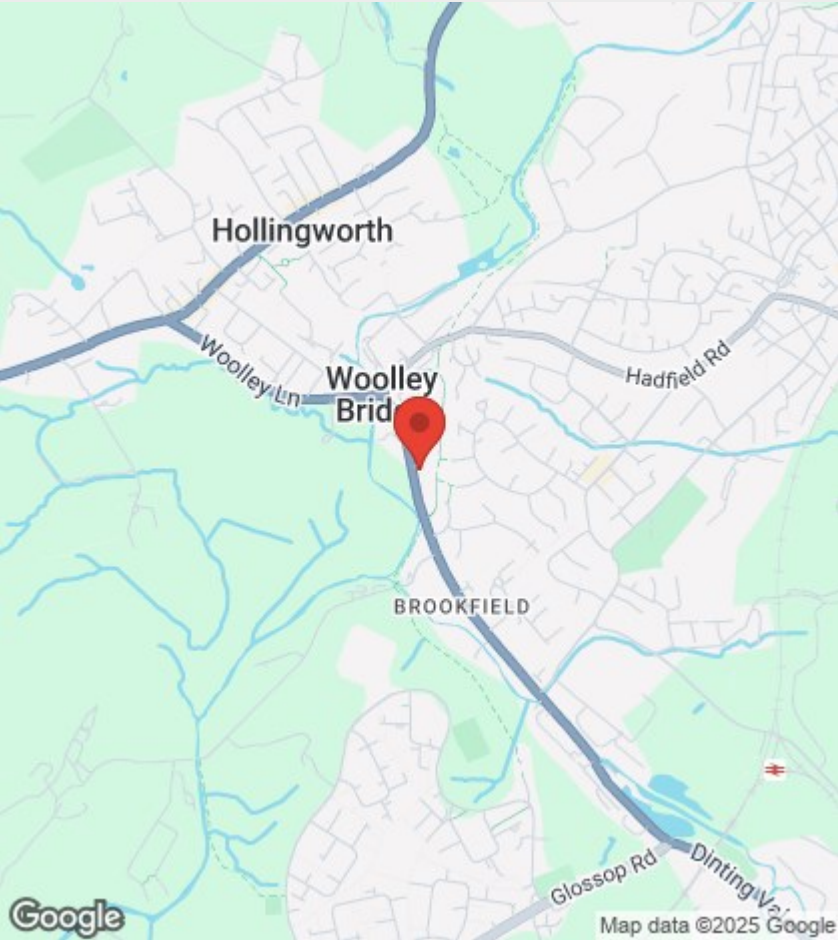
### Key Features:

- 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.

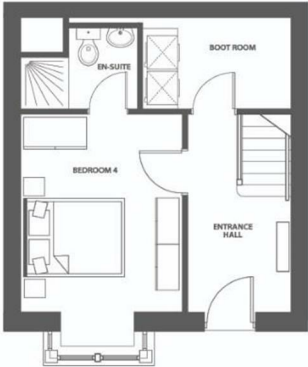
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 Woodmere | 4 BEDROOM LINKED SEMI-DETACHED

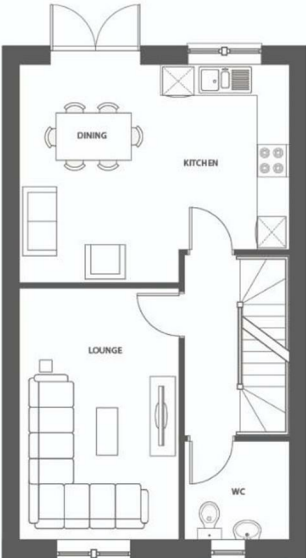


INTERNAL FLOOR AREAS:  
LOWER GROUND FLOORS 28.98 M<sup>2</sup> | 311.96 FT<sup>2</sup>  
UPPER GROUND FLOOR 46.92 M<sup>2</sup> | 505.01 FT<sup>2</sup>  
FIRST FLOOR 46.92 M<sup>2</sup> | 505.01 FT<sup>2</sup>  
TOTAL 122.82 M<sup>2</sup> | 1,321.98 FT<sup>2</sup>



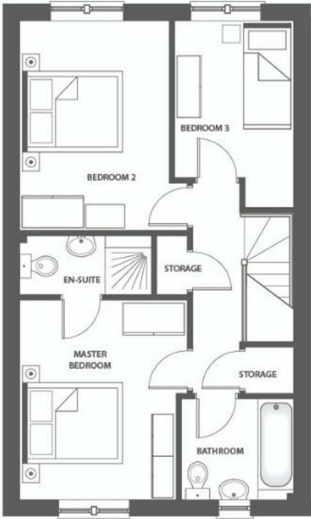
LOWER GROUND FLOOR

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"