



Littlefields
Hyde, SK14 6TA

Offers over £425,000

A beautifully presented and spacious four bedroom detached family home, tucked away in a quiet cul-de-sac in one of Mottram's sought after residential locations. Offering a superb blend of space and practicality, this attractive home is perfect for family living. Ideally situated close to a range of local amenities, schools, and transport links including the motorway network, an abundance of stunning countryside walks and scenic open spaces ideal for outdoor enjoyment are also nearby.

Internally, the property is well laid out to suit growing families. A welcoming entrance hall gives access to a convenient downstairs WC and a generously proportioned lounge, which opens through double doors into a spacious kitchen/diner. The kitchen area offers plenty of storage with ample workspace, and flows seamlessly through impressive bi-fold doors into a bright and airy family room, creating a perfect space for entertaining or relaxing with French doors that open directly onto the rear patio.. The ground floor also benefits from a separate utility room and a walk-in pantry, offering excellent additional storage and practicality.

Upstairs, the property offers four well-proportioned bedrooms, including a generous main bedroom with an en-suite shower room. The remaining bedrooms are all spacious and versatile, ideal for children, guests or a home office, and are served by a family bathroom fitted with a three-piece suite.

Externally, the home is equally impressive. To the front, a block-paved driveway provides ample off-road parking and leads to a double garage, while a neat gravelled garden area adds to the kerb appeal. The rear garden is a beautifully landscaped, enclosed space featuring a large paved patio area ideal for outdoor dining, a lawned section for children to play, and stylish raised planters filled with decorative slate.

Viewing is highly recommended to appreciate everything this fantastic property has to offer.



GROUND FLOOR

Hall

Door to front, radiator, stairs leading to first floor, doors leading to:

WC

Two piece suite comprising, wash hand basin and low-level WC, part tiled walls, radiator.

Lounge 15'8" x 12'1" (4.77m x 3.68m)

Double glazed box window to front, feature fireplace with inset living flame effect fire, double doors leading to:

Kitchen/Diner 9'5" x 25'0" (2.88m x 7.62m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated fridge/freezer, integrated dishwasher, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading to utility, bi-fold door leading to:

Family Room 11'0" x 10'7" (3.36m x 3.23m)

Double glazed windows to sides, fixed roof with two velux windows, double glazed French doors leading out to rear garden.

Utility Room 5'1" x 9'0" (1.54m x 2.75m)

Fitted with a matching base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for tumble dryer, radiator, door leading to pantry, door leading out to side.

FIRST FLOOR

Landing

Radiator, door to storage cupboard, doors leading to:

Bedroom 1 11'1" x 15'7" (3.38m x 4.75m)

Double glazed window to front, radiator, fitted bedroom furniture, door leading to:

En-suite

Three piece suite comprising tiled shower enclosure, wash hand basin and low-level WC, part tiled walls, double glazed window to side, heated towel rail.

Bedroom 2 8'5" x 15'7" (2.57m x 4.75m)

Double glazed window to rear, radiator.

Bedroom 3 8'5" x 9'1" (2.57m x 2.78m)

Double glazed window to rear, radiator.

Bedroom 4 9'2" x 9'1" (2.79m x 2.78m)

Double glazed window to front, radiator.

Bathroom 7'1" x 5'10" (2.17m x 1.78m)

Three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, tiled walls, double glazed window to side, heated towel rail.

OUTSIDE

Block paved driveway to the front leading to the double garage and low maintenance gravelled garden area. Enclosed well maintained landscaped garden to the rear with good sized paved patio area, lawn and raised feature planters with decorative slate.

Double Garage 17'11" x 18'1" (5.45m x 5.50m)

Double glazed window to rear, twoUp and over door, door to:

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.



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Total area: approx. 154.1 sq. metres (1659.2 sq. feet)

| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | 71 | |
| (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  |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC  |