



## Green Lane, Hyde, SK14 3BD

### Offers over £1,299,999

This exceptional five bedroom luxury detached residence occupies a substantial plot just off Mottram Old Road in the highly desirable Gee Cross area, perfectly positioned on the edge of Werneth Low Country Park. Offering an impressive blend of space, privacy and refined living, the property enjoys a peaceful semi-rural setting while remaining within easy reach of local amenities, schools and excellent transport links into surrounding towns and Manchester city centre.

The home is flooded with natural light thanks to an abundance of windows throughout, creating a bright and airy feel and enhancing the generous proportions of each room. A large part of the property also benefits from triple glazing.

The ground floor comprises a welcoming entrance hall leading to a beautifully presented lounge, a dedicated office ideal for home working, a formal dining room, and a cosy snug, offering multiple reception areas suited to both family life and entertaining. There is also a downstairs cloakroom, a well-equipped utility room, and a spacious kitchen/breakfast room which serves as the heart of the home, complemented by an additional dining area, perfect for hosting and social gatherings. A useful tanked cellar provides further storage or potential for additional use.

To the first floor, the substantial main bedroom offers a luxurious retreat, complete with French doors opening onto a Juliette balcony and a stylish en-suite. There are four further generously sized bedrooms, two of which benefit from their own en-suite facilities, alongside a beautifully appointed four-piece family bathroom, all finished to a high standard.

Externally, the property is approached via a spacious driveway providing ample off-road parking for multiple vehicles and creating an impressive approach. The extensive lawned gardens wrap around the property, enjoying a high degree of privacy and surrounded by mature trees and established greenery, ideal for outdoor living and family enjoyment.



A particular highlight of the property is the impressive detached annex, offering a superb and versatile open plan living space, complete with kitchen facilities, a feature log burner, shower room and bi-fold doors opening directly onto the gardens. It lends itself perfectly to a variety of uses such as guest accommodation, a home office suite, gym, or entertaining space, further enhancing the overall appeal and flexibility of this outstanding home.

## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Hall

Radiator, stairs leading to first floor, door to cellar access, doors leading to:

### Lounge

15'11" x 13'0" (4.84m x 3.96m)

Three windows to front, feature fireplace with log burner, radiator, door leading to:

### Office

11'1" x 12'0" (3.38m x 3.67m)

Three windows to front, three windows to side, two windows to rear, radiator, French doors leading out to garden.

### Dining Room

15'11" x 13'3" (4.84m x 4.04m)

Three windows to front, feature fireplace, radiator.

### Cloakroom

Two piece suite comprising, wash hand basin and low-level WC, window to side.

### Utility

11'9" x 12'9" (3.59m x 3.89m)

Fitted with a range of base and eye level units with worktop space over, sink with mixer tap, plumbing for washing machine, space for tumble dryer, door leading out to garden.

### Snug

11'9" x 13'3" (3.59m x 4.04m)

Two windows to side, feature fireplace, radiator.

### Kitchen/Breakfast Room

13'6" x 35'6" (4.11m x 10.81m)

Fitted with a matching range of base and eye level units with worktop space over, matching island unit with cupboards and drawers under and breakfast bar area, sink with Quooker tap, integrated full size fridge and freezer, two integrated dishwashers, two built-in eye level slide & glide ovens, two warming drawers, built-in hob, window to front, two windows to side, three windows to rear, radiators, two sets of French doors opening to garden.

### Dining Room

11'1" x 12'11" (3.39m x 3.94m)

Three windows to side, three windows to rear, radiator, door leading out to garden.

## BASEMENT

### Cellar

12'2" x 14'2" (3.70m x 4.31m)

## FIRST FLOOR

### Landing

Window to side, doors leading to:

### Bedroom 1

13'6" x 28'10" (4.11m x 8.80m)

Window to front, window to rear, two windows to side, radiators, French doors opening to Juliette balcony, door leading to:

### En-suite

Three piece suite comprising, twin vanity wash hand basin, shower area and low-level WC, window to rear, heated towel rail.

### Bedroom 2

13'4" x 12'11" (4.06m x 3.94m)

Window to front, feature fireplace, radiator, door leading to:

### En-suite

Three piece suite comprising, vanity wash hand basin, shower area and low-level WC, window to rear, window to front, heated towel rail.

### Bedroom 3

12'3" x 13'3" (3.73m x 4.04m)

Window to rear, window to side, radiator, door leading to:

### En-suite

Three piece suite comprising, vanity wash hand basin, shower area and low-level WC, window to side, heated towel rail.

### Bedroom 4

12'1" x 13'0" (3.68m x 3.96m)

Two windows to side, feature fireplace.

### Library

Door leading to:

### Bedroom 5

8'10" x 13'1" (2.68m x 3.99m)

Window to front, radiator.

### Bathroom

Four piece suite comprising, bath with ornamental feet, wash hand basin, shower area and low-level WC, window to rear, heated towel rail.

## OUTSIDE

Spacious driveway leading up to the property with substantial lawned gardens wrapping the property surrounded by mature trees.

## ANNEX

### Living Area

17'11" x 33'9" (5.47m x 10.30m)

Windows to front, side and rear, door to rear leading out to garden, kitchen area with matching base and eye-level units with worktop space over, inset sink and drainer, log burner, bi-fold door opening to garden, door leading to:

### Shower Room

Three piece suite comprising, shower enclosure, pedestal wash hand basin and low-level WC, window to front.

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Total area: approx. 347.9 sq. metres (3145.2 sq. feet)

