



Mottram Old Road
Stalybridge, SK15 2SZ

Price **£1,100,000**

This stunning executive detached family home, individually designed and built by the current owner, offers over 4,100 sq ft of energy-efficient luxury living space. Located in the highly sought-after area of Mottram Old Road, this substantial, high-specification residence is set over three floors and boasts fabulous entertainment spaces throughout, including a superb bar/games room, a striking statement staircase, a light and airy lounge, and a bespoke dressing room. The property features an air source heat pump, underfloor heating throughout, and zero-rated triple glazing, with current energy costs of approximately £250 per month.

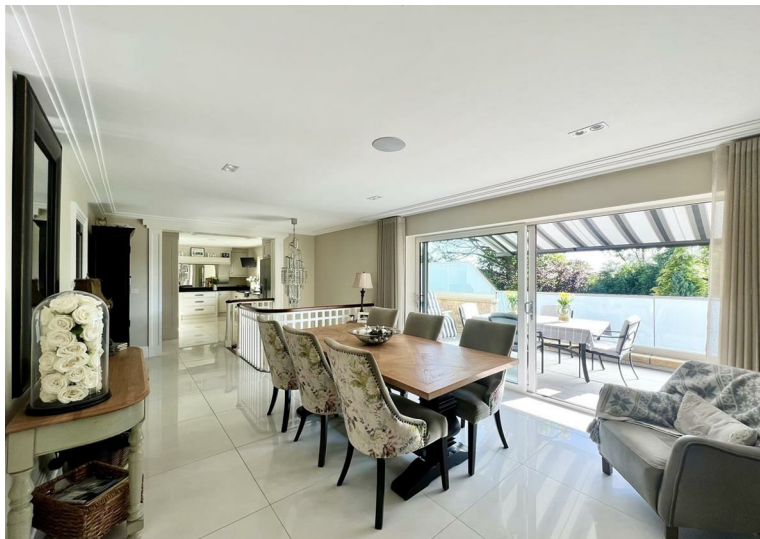
The ground floor welcomes you with an elegant entrance hallway, leading to a convenient WC. A spacious bedroom comes with an en-suite wet room, offering privacy and comfort. The dining room opens out to a balcony, providing a delightful space for al fresco dining, while the modern kitchen is designed for both functionality and style.

Descending to the lower ground floor, you'll find a lounge that opens out to the beautifully landscaped rear garden, creating a seamless indoor-outdoor living experience. The bar/games room is perfect for entertaining guests, while the dedicated office space ensures productivity at home. Additional amenities include a WC, a utility room for and a gym.

The first floor houses three well-appointed bedrooms. The master bedroom is a luxurious retreat with an en-suite dressing room, offering ample storage and a touch of elegance. The family bathroom on this floor is thoughtfully designed to cater to the needs of the entire household.

The exterior of the home is equally impressive, featuring a gated driveway that leads to an integral garage, complemented by a paved front garden with flowerbed borders. The rear garden is a true oasis, beautifully matured and secluded, facing southwest to capture plenty of sunlight.

This remarkable property seamlessly blends luxurious living with practical features.



GROUND FLOOR

Hallway

Door to front, open feature winding staircase giving access to galleried landing to first floor, door to understairs storage cupboard, American black walnut doors with crystal cut door knobs leading to:

WC

Wall mounted wash hand basin and low level WC.

Bedroom 2 10'2" x 14'7" (3.11m x 4.45m)

Double glazed bow window to front, inset ceiling downlights, tiled floor with underfloor heating, Villeroy Boch fitted bedroom furniture, door to:

En-suite Wet Room

Wet room with thermostatic rainfall shower, wall hung vanity wash hand basin, low level WC, tiled walls, tiled floor, inset ceiling downlights, heated chrome towel rail.

Dining Room 12'5" x 25'0" (3.79m x 7.62m)

Open feature winding staircase leading down to lower ground floor, feature traditional stone surround with clear view log burner, inset ceiling downlights, tiled floor with underfloor heating, full height double glazed sliding doors leading to balcony.

Balcony 8'2" x 24'6" (2.48m x 7.47m)

Paved balcony with glass balustrade, electric awning, designated space to house hot tub, outside lighting, barbecue area, ideal for Al Fresco dining.

Kitchen 10'6" x 17'6" (3.20m x 5.33m)

Double glazed window to rear, fitted with an extensive range of framed units with granite worksurfaces and upstands, inset sink with mixer tap, built in double oven and hob with extractor hood over, built in larder unit, inset ceiling downlights, tiled floor with underfloor heating, space for American style fridge/freezer

Garage 16'6" x 17'5" (5.05m x 5.33m)

Up and over door to front, double doors to storage cupboard.

LOWER GROUND FLOOR

Lounge 20'1" x 24'2" (6.11m x 7.37m)

Feature winding staircase leading up to ground floor, feature traditional handcrafted stone surround fireplace housing clear view log burner, marble tiled floor with underfloor heating, full height, triple sliding doors leading out to rear garden, door to inner hallway, door to office, sliding doors to:

Bar/Games Room 16'6" x 33'0" (5.05m x 10.08m)

Luxury bespoke built bar with full wall panels, glass shelving with colour changing led track, built in cupboards for storage, sealed granite worktops, fitted chiller, built in glass cleaner, housing two fridges, inset sink with drainer and mixer tap, ceiling island with fixed lighting and colour changing led track, built in PIV system, tiled floor with underfloor heating.

Office 8'3" x 18'0" (2.51m x 5.49m)

Double glazed windows to rear, fitted with a range of bespoke in framed shelving and cupboards.

Inner Hallway

Tiled floor with underfloor heating, inset ceiling downlights, doors to:

WC

Fitted bespoke in framed wooden cupboards and drawers, vanity wash hand bowl with mixer tap, rose gold furniture and taps, Ellie Cashman wallpaper, low level WC, tiled underfloor heating.

Boiler Room

PIV system.

Utility room

Fitted with a range a in framed full height unit and base units with granite worksurface and splashbacks, hanging rack above, inset Belfast style sink with mixer tap, plumbing for washing machine and dishwasher, inset ceiling downlights, tiled floor with underfloor heating, stable style door leading to courtyard.

Gym 16'2" x 9'5" (4.95m x 2.88m)

Fitted with colour changing LED lighting track, built in TV, full length feature mirror, ceiling coving.

FIRST FLOOR

Landing

Feature winding staircase leading up to the first floor, double glazed window to front, tiled floor with underfloor heating, doors to:

Master Bedroom 12'2" x 17'6" (3.71m x 5.33m)

Double glazed window to front, bespoke built in bedroom furniture comprising of wardrobe with integrated TV system, matching bedside drawers, built in bed with padded headboard, inset ceiling downlights.

En-suite Wet Room

Double glazed window to side, fitted with a Vileroy Boch suite comprising of shower with thermostatic rainfall shower, vanity wash hand basin, low level WC, bidet, tiled walls, tiled floor, heated chrome towel rail.

Bedroom 3 14'6" x 14'9" (4.42m x 4.50m)

Double glazed window to front, built in mirrored wardrobes, fitted speakers for surround system, handcrafted window sill.

Bedroom 4 12'9" x 14'7" (3.89m x 4.45m)

Double glazed window to rear, built in mirrored wardrobe, built in speakers for surround sound system, handcrafted window sill, TV system.

Bathroom 8'10" x 10'1" (2.69m x 3.07m)

Double glazed feature Apex window, fitted with Villeroy Boch bathroom suite comprising of walk in shower with thermostatic rainfall shower, deep panelled bath, vanity wash hand basin and low level WC, tiled walls, tiled floor, heated chrome towel radiator.

Dressing Room 8'10" x 17'0" (2.69m x 5.18m)

Double glazed window to rear with curved window seat, fitted with an extensive range of bespoke fitted wardrobes, display shelving and hanging rails, matching dressing table, built in fridge/freezer.

OUTSIDE

Electric gated Tarmac driveway to front leading to integral garage, paved garden with flowerbed borders. South West facing, secluded landscaped lawned garden to rear with mature trees and shrubs, paved patio, feature archway to side leading to paved courtyard with air source heat pump, log store.

Double Garage

Tiled floor, base unit with inset sink and drainer with mixer tap, led lighting.

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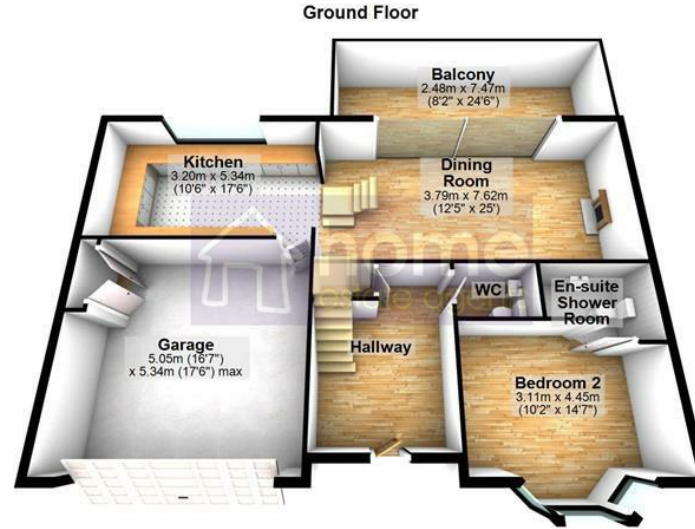
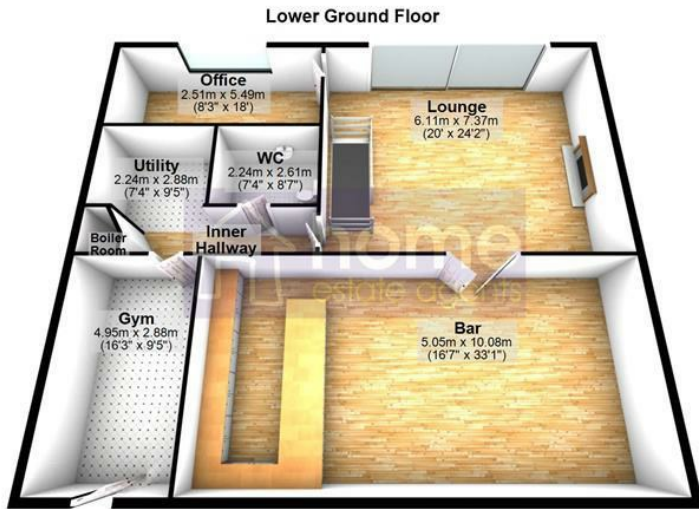
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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		
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