



## Blue Bell Close, Hyde, SK14 4HU

**Offers over £250,000**

This beautifully presented two-bedroom end mews property, complete with a fabulous loft room and a substantial, versatile garden outbuilding, is ideally situated in a popular residential location close to excellent local amenities, including schools, convenient public transport routes and major motorway links, making it perfectly suited to a growing family or those seeking flexible living space.

The accommodation is both spacious and thoughtfully arranged. To the ground floor, a welcoming porch leads into the entrance hall and through to a bright and comfortable lounge. To the rear, the kitchen flows seamlessly in an open-plan layout into the conservatory, creating an ideal space for everyday family living as well as entertaining, with pleasant views over the garden.

To the first floor are two generously sized double bedrooms along with the family bathroom. A standout feature of the home is the superb attic room on the second floor, offering a highly versatile space depending on individual requirements.

Externally, the property benefits from ample off-road parking to the front, providing space for several vehicles. To the rear, there is an enclosed lawned garden with a patio area, ideal for outdoor dining and relaxation. The substantial garden outbuilding is currently arranged as a studio-style bedroom area with kitchen and a WC, offering excellent flexibility for hobbies, home working or occasional guest accommodation, subject to any necessary consents.

To the side of the property is a large covered area with access from both the front and rear garden, currently utilised as a practical utility and storage space, further enhancing the functionality of this impressive home.

Overall, this is a superbly maintained and thoughtfully extended property that combines style, space and versatility both inside and out.



## GROUND FLOOR

### Porch

Double doors to the front, double glazed windows to front and side, door leading to:

### Hall

Double glazed window to front, stairs leading to first floor, doors leading to:

### Lounge

12'9" x 11'1" (3.89m x 3.38m)

Double glazed window to front, radiator.

### Kitchen

9'5" x 17'7" (2.86m x 5.36m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for cooker, double glazed window to rear, radiator, open plan to:

### Conservatory

8'10" x 14'5" (2.69m x 4.39m)

Double glazed windows to sides, double glazed French doors opening to rear garden.

## FIRST FLOOR

### Landing

Door to stairs leading to second floor, doors leading to:

### Bedroom 1

12'11" x 10'9" (3.93m x 3.28m)

Double glazed window to front, radiator.

### Bedroom 2

9'7" x 9'11" (2.92m x 3.02m)

Double glazed window to rear, radiator.

### Bathroom

5'5" x 7'5" (1.65m x 2.25m)

Three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

## SECOND FLOOR

### Bedroom 3

12'11" x 17'7" (3.94m x 5.36m)

Two double glazed velux windows, radiator, doors to eaves storage.

### OUTSIDE

Block paved driveway to the front providing ample off road parking. Gated access to side leading to outside utility area and storage space. Enclosed good sized garden to the rear mainly laid to lawn with paved patio area and large versatile outbuilding.

## GARDEN OUTBUILDING

### Kitchen

11'5" x 7'6" (3.48m x 2.29m)

Door to front, fitted with a matching range of base units with worktop space over, inset sink and drainer with mixer tap, double glazed window to front, doors leading to:

### Bedroom

10'5" x 7'6" (3.18m x 2.29m)

Double glazed window to front, shower enclosure.

### WC

Two piece suite comprising, vanity wash hand basin and low-level WC.

## DISCLAIMER

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