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Mottram Moor, Hyde, SK14 6LB

Offers over £285,000

This impressive modern stone-built family home offers beautifully proportioned accommodation arranged over three floors, combining contemporary living with a truly enviable setting backing directly onto stunning open countryside. Tucked away in a peaceful position, the property enjoys far-reaching panoramic views to the rear, creating an exceptional backdrop and a wonderful sense of space rarely found with modern family homes.

Ideally positioned for easy access to excellent transport links, local amenities and nearby towns, the property provides a superb balance of countryside living and everyday convenience. The accommodation briefly comprises an entrance hall, downstairs WC and a fantastic open-plan living space incorporating a stylish fitted kitchen and generous living area. Bi-fold doors open directly onto the rear, making the most of the spectacular long-range views and providing an excellent connection between the indoor and outdoor living spaces.

To the first floor are two well-proportioned bedrooms, a useful home office and a modern family bathroom, while the entire second floor is dedicated to an impressive principal bedroom complete with its own en-suite facilities. Externally, there is off-road parking to the front, while the rear features a low-maintenance artificial lawn and enjoys an outstanding open aspect across the surrounding countryside and far-reaching views beyond.

Offering modern, flexible accommodation together with a particularly attractive rural outlook, this is an exceptional family home that is sure to appeal to those seeking contemporary living in a peaceful and picturesque setting.







GROUND FLOOR

Entrance Hall
13'7" x 7'2" (4.14m x 2.19m)
Door to the front, door to storage cupboard, radiator, stairs leading to first floor, doors leading to:

WC
Two piece suite comprising wash hand basin and low-level WC, radiator, double glazed window to front.

Open Plan Living
20'9" x 16'1" (6.33m x 4.90m)
Kitchen area fitted with a matching range of base and eye-level units, worktop space over, matching breakfast bar, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to front, double glazed window to rear, radiator, bi-fold door opening to rear with stunning long range views.

FIRST FLOOR

Landing
Radiator, stairs leading to second floor, doors leading to:

Bedroom 2
11'7" x 9'2" (3.54m x 2.79m)
Double glazed window to rear, radiator.

Bedroom 3
8'10" x 9'2" (2.69m x 2.79m)
Double glazed window to front, radiator.

Office
5'11" x 7'2" (1.80m x 2.18m)
Velux window.

Bathroom
9'0" x 6'8" (2.74m x 2.02m)
Three piece suite comprising bath with shower over, wash hand basin and low-level WC, double glazed window to rear, heated towel rail.

SECOND FLOOR

Landing
Door leading to:

Bedroom 1
20'9" x 10'0" (6.33m x 3.04m)
Two velux windows, door leading to:

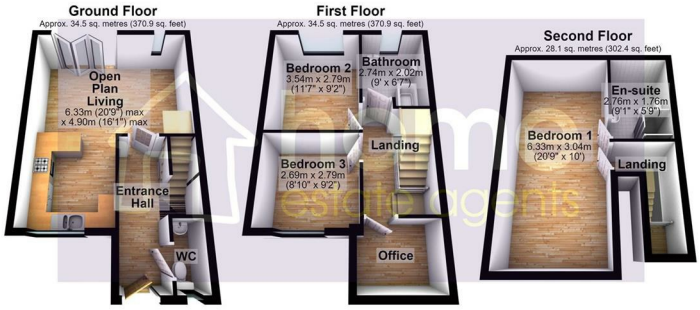
En-suite
9'1" x 5'9" (2.76m x 1.76m)
Three piece suite comprising, wash hand basin, shower area and low-level WC, velux window, heated towel rail.

OUTSIDE
Off road parking space to the front. Artificial lawned area to the rear with long range views.

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. 97.0 sq. metres (1044.3 sq. feet)







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