



Rochdale Road, Greetland, HX4 8JG
Offers Over £625,000

E&H Edkins Holmes
ESTATE AGENTS

An Individually Designed Stone-Built Detached Family Home with Views Over Playing Fields

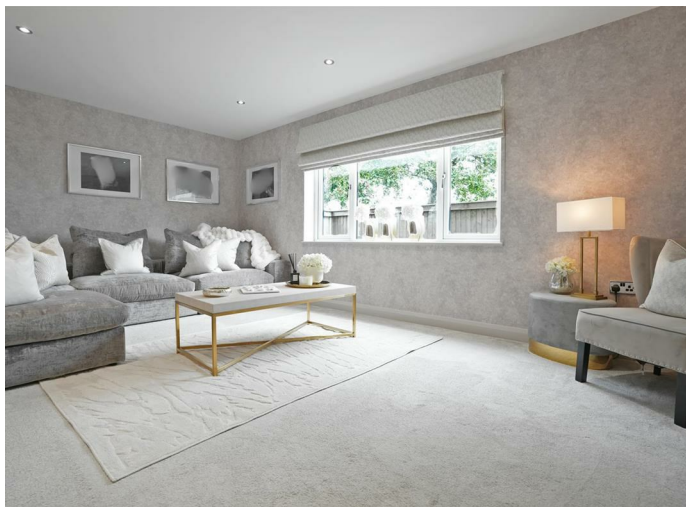
Enjoying a discreet and private position, set back from the main road, this impressive stone-built family home combines thoughtful design, quality craftsmanship and generous proportions. With open views across the playing fields to the rear, the property offers the rare balance of privacy and outlook, making it an ideal purchase for the modern family.

The accommodation extends across three versatile floors, providing a particularly spacious layout that can be adapted to suit a variety of needs, from growing families to those seeking work-from-home flexibility. The ground floor has been designed with entertaining in mind, featuring a high-quality contemporary kitchen complete with a range of integrated appliances and stylish sliding doors opening directly onto the landscaped garden – a seamless extension of the living space, perfect for both summer gatherings and relaxed family evenings.

Specification has been given careful consideration throughout. Underfloor heating to the ground floor provides comfort and efficiency, while solid oak internal doors and matching balustrading add warmth and a timeless finish. The bathrooms are fully tiled and fitted with modern suites, further underlining the attention to detail that runs throughout the home.

The landscaped gardens have been thoughtfully designed to provide an attractive yet easy-maintenance outdoor environment. Whether enjoying a morning coffee, entertaining friends, or giving children space to play, the setting offers a wonderful complement to the home's stylish interior.

With its combination of modern specification, generous accommodation and enviable position, this is a rare opportunity to acquire a truly individual family home that effortlessly blends practicality with style.



Ground Floor:

Entrance Hall

Underfloor heating. Under stairs cupboard. UPVC double glazed door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Underfloor heating. UPVC double glazed window to side elevation.

Lounge 17'5" x 11'5" (5.331 x 3.485)

Underfloor heating. UPVC double glazed window to rear elevation.

Living / Dining Kitchen 23'2" x 14'6" (7.081 x 4.436)

Fitted kitchen with wall and base units. Ceramic Butler sink. Granite work surfaces. Eye level electric oven. Gas hob. Cooker hood. Integrated microwave. Integrated fridge / freezer. Integrated dishwasher. Underfloor heating. UPVC double glazed patio doors to rear garden. UPVC double glazed window to front elevation.

Utility Room 7'0" x 5'10" (2.154 x 1.790)

Wall and base units. Plumbing for washing machine. Boiler. Underfloor heating. UPVC double glazed door to side elevation.

First Floor:

Landing

Stairs leading from Entrance Hall. Stairs leading to Second Floor.

Master Bedroom 15'3" x 10'10" (4.668 x 3.319)

Radiator. Two UPVC double glazed windows to front and side elevations.

Walk-in Wardrobe 7'7" x 4'3" (2.314 x 1.305)

En-Suite

Twin vanity unit. Low flush W.C. Double shower cubicle. Partially tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

Bedroom Two 14'6" x 8'6" (4.434 x 2.598)

Radiator. UPVC double glazed window to side elevation.

Bedroom Three 14'6" x 7'6" (4.434 x 2.304)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Freestanding bath. Separate shower cubicle. Chrome towel radiator. UPVC double glazed window to side elevation.

Second Floor:

Landing

UPVC double glazed picture window to front elevation.

Bedroom Four 15'4" x 10'10" (4.687 x 3.313)

Radiator. Skylight.

Bathroom

Wash hand basin. Low flush W.C. Chrome towel radiator. Skylight.

Bedroom Five 15'4" x 14'6" (4.687 x 4.430)

Radiator. Skylight.

Parking

Driveway parking for multiple cars.

Garden

Lawn and patio gardens to either side of the property. Hot tub (available by separate negotiation).

Council Tax Band

F

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
error.sunset.wallet

Disclaimer

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