

NETHER TOP

JOEL LANE, GEE CROSS



WELCOME

Arriving on the driveway you get a sense that this beautiful home has been lovingly cared for, but its façade is understated compared to what meets you behind the front door.

Through the impressive hardwood front door, the layout bears signs of its bungalow past – On the left-hand side of the entrance hall is a very comfortable separate lounge. The lounge is beautifully decorated; the mixture of warm and muted tones and textures creates a cosy space that is the ideal place to relax whilst snuggling down with a good book in front of the gas log burner. If you are in need of a fourth bedroom this would be the perfect spot.

To the right of the hallway is a beautiful bedroom with large bay window overlooking the front of the property. There is room for a king-sized bed with fitted wardrobes for all of your clothes and shoes.

Next door is the family bathroom with all the luxurious touches you would expect. A large walk-in shower for busy mornings whilst a large freestanding bath awaits you at the end of a long day to soak all your troubles away. The bathroom has the all-important underfloor heating, perfect for those chilly mornings which are on their way.

At the back of the property is another bedroom with bi fold doors overlooking the rear garden. This room is currently used as a guest bedroom and office but would easily accommodate a king-sized bed and has a beautiful, fitted walk in wardrobe.





HEART OF THE HOME

The end of the entrance hall opens into a large and stylish kitchen/diner/sitting room, you can tell it has been designed to bring people together.

Its carefully placed central island unit is perfectly placed so you can chat to guests while you cook.

On from the island unit is a family sized table and chairs and spacious sitting area, making this room truly the heart of the home.

You can visualise how perfectly this quality kitchen works for family life, where cooking, relaxing and entertaining come together; it really is a room that ensures everyone is involved.

PRINCIPAL SUITE

Upstairs is far lighter and more spacious than you are expecting. Here you will find the stunning principal suite, the upstairs is not somewhere you will be in a hurry to leave.

You enter the dressing room at the top of the stairs, a galleried landing filled with light from windows to all aspects. Lots of clever storage and space to sit and enjoy your cocktail while you decide what to wear.

Going through to the rear of the house the suite continues with views which are certainly bound to take your breath away. Its thoughtful design making use of every bit of space flawlessly, with large balcony style Velux windows which fully open giving you uninterrupted views across farmland to Cheshire and beyond. It will be the place you enjoy your morning coffee, read a book on a Sunday afternoon, or just watch the stars and enjoy the night sky before you go to bed.

The ensuite bathroom has that spa-like feel, and who wouldn't want to indulge themselves to a pamper there! With a separate shower and another luxurious freestanding bath to sink into.





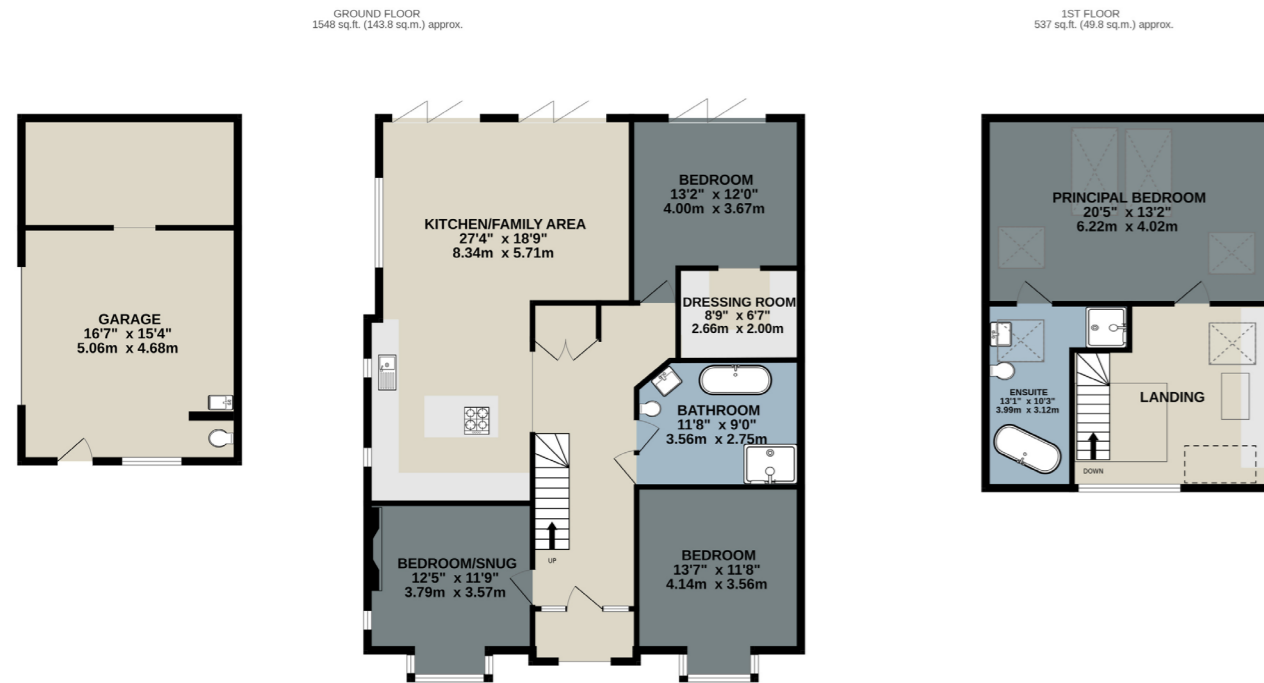
ENTERTAINING HEAVEN

Just when you think you have discovered all this home has to offer you take a step outside your bi fold doors and then ... where do we begin? There is the patio, currently used as a seating area to gather the family, giving you that true al fresco life in the summer.

The views are just stunning, uninterrupted and stretching across Cheshire and beyond.

Also, in the south-west facing immaculate and private garden, is a large workshop and storage unit with a wc and Belfast sink. Perfect for those working from home, a teenage hangout or spacious hobby room!

FLOOR PLAN



TOTAL FLOOR AREA: 2084 sq.ft. (193.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FINER DETAILS

- Detached property with breathtaking views
- Fabulous Southwest facing garden
- Parking for several cars
- Three/ Four double bedrooms
- Luxurious bathrooms
- Separate sitting room with large open plan family kitchen
- Cellar for storage
- Large double garage/workshop
- Freehold
- Council Tax Band D
- Boiler Location - Kitchen – 8 years old-Gas Combination
- Downstairs living area – Gas underfloor heating
- Fully Double glazed
- Gated driveway
- Cellar x 2 with light
- Large garage/ workshop in garden
- Manchester Airport is a 25-minute drive away
- Bright lights of Manchester City Centre are 20 minutes away
- Easy access to motorway and rail networks
- Walks/cycling and horse riding within a few minutes walk



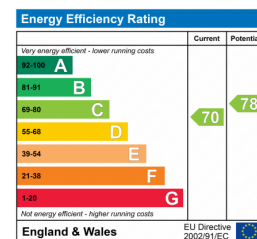
OUT & ABOUT

Joel Lane is such a peaceful spot with numerous detached homes and a wealth of countryside as your neighbours.

Situated in Gee Cross heading up to Werneth Low and the nearby Werneth Low Country Parks and its wealth of walks, bridleways and cycle routes it has on offer.

It offers you the best of both worlds, country living with city life close to hand, Manchester city centre is only 25 minutes away by car and you can be in Ashton-Under-Lyne or Stockport in under 20 minutes.

The village of Gee Cross provides you with everything you expect, from a good local pub with a delicious menu, bakers and an abundance of community life.



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