

Broadmeadow Drive

26

- GEE CROSS | HYDE -

Welcome

This home has been beautifully designed and furnished by the current owners. Externally this property looks similar to the rest of the homes on the estate, internally you will not find a more immaculate, stylish and sophisticated home.

The position of this property results in you having Werneth Low as your backdrop, gorgeous views from the south east facing garden and wonderful views from the first and second floors.

On entrance you are welcomed in by a fabulous hallway with Amtico flooring, so if you have children or pets you don't need to worry about muddy boots or paws.

To your right you can access your integral garage, which is a fabulous size, perfect for the storage of bikes/prams and children's outdoor play equipment, plus your precious classic car.

To the left you will find your sophisticated living room, gather with the family for a Friday night movie or snuggle under your cashmere blanket and enjoy a good book. A square bay adds character and lets in the light during the day.

The ground floor wc/cloaks is off the hallway, perfect for guests and little ones it also prevents un-wanted trips up to your first and second floors.





Heart Of The Home

Your perfect open plan family living area sits at the back of the house.

This fabulous room has your super stylish kitchen with large island housing your sink, breakfast bar and super storage options, all topped off with a stunning granite work top. There is a full range of integral appliances plus a must have full-size pull-out grocery larder.

A dining table for the whole family fits perfectly, you can enjoy the tv whilst cooking and the family can keep your company.

The patio doors lead you out in the garden, so you can enjoy summer drinks and then retire into your family room when the sun goes down.

A separate utility with access to the garden gives you the space for your washing machine and dryer plus extra worktop and cupboards for storage.

There is a separate sitting room also at the rear with patio doors, this room is truly versatile it could be an X box/Netflix haven, reading room or formal dining room.

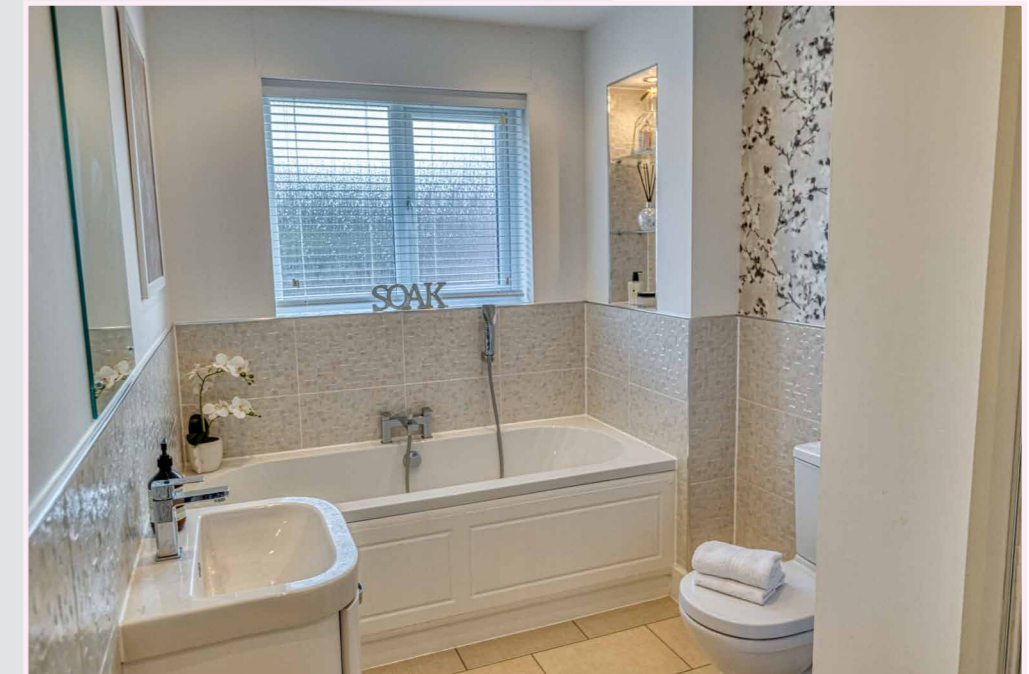
Bedroom Bliss

As you head up to the first floor a plethora of beautiful bedrooms and bathrooms await. You really are in for a treat of amazing rooms all styled and dressed for all the family.

On the first floor the Principal suite is truly fabulous. The bedroom itself is huge, you will fit the bed of your choice, add a chaise longue or fabulous armchair to relax in after a long day at the office, whilst you run a bath in your neighbouring en-suite. The pristine white bathroom has a full bath, wash hand basin and wc, plus separate shower cubicle with power shower. To complete your suite is your dressing area, mirrored wardrobes and super stylish it gives you all the storage you could need.

The family bathroom on this floor serves the guest bedroom and is also a full bathroom with separate power shower cubicle, partially tiled and again in pristine condition. A second double bedroom at the front of the house has its own en-suite shower room and would tempt any guests to opt for an overnight stay.

Head to the top of the home, the children won't need to toss a coin - the two double bedrooms have their own shower room to share and would be the envy of any teenager. Both rooms are spacious and light, with space for a double bed, wardrobes and study area they really have it all, you may need a bell or intercom to get their attention when dinner is on the table!





Glorious Gardens

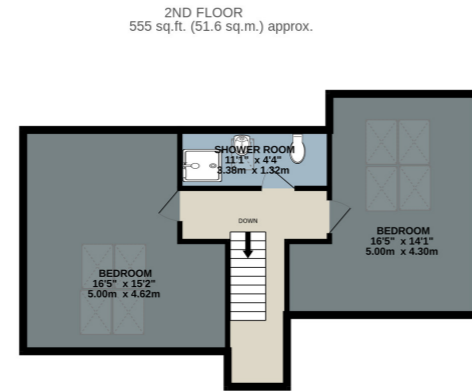
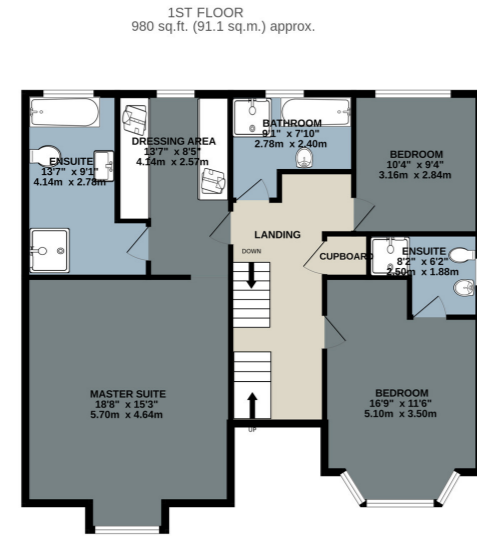
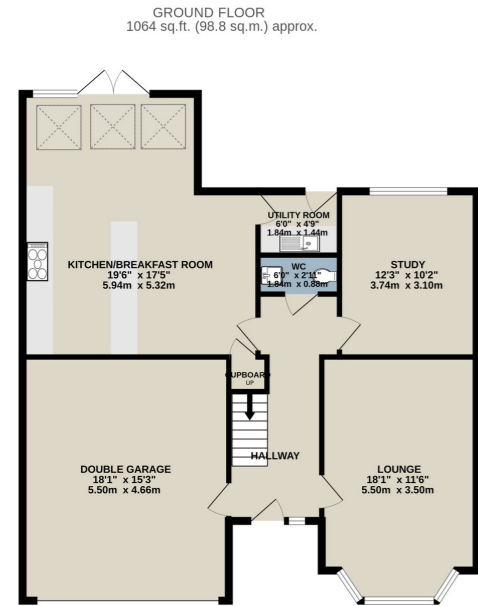
Outside you have a drive for parking two cars plus on street parking for visitors and friends.

You have a pretty front garden with borders and lawn and a fabulous rear garden.

Your back garden has a lawn for kicking the football round and some pretty borders which the current owners have designed and planted.

You have the hills of Werneth Low behind you, entertain family and friends with a summer BBQ without being overlooked

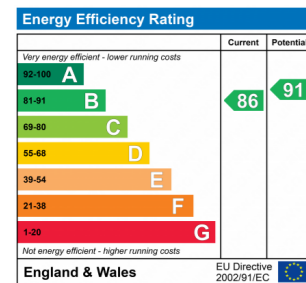
FLOOR PLAN



TOTAL FLOOR AREA: 2599 sq.ft. (241.5 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

- 5 Bedrooms & 5 Bathrooms
- Double garage
- Driveway for several vehicles
- Garden and patio areas for family and friends to spend time together
- Fabulous living space for all occasions
- Freehold/ Leasehold
- Council Tax Band G
- Boiler Type -
- Mains Electricity
- Water Meter
- Garage
- Driveway, With parking for several vehicles
- 25 Minute Drive To Manchester Airport/ city centre
- Fabulous Walks On Your Door Step
- Fabulous walks on your door step



Out & About

The village of Gee Cross is a short stroll away, there are a range of good pubs to take the strain from the Sunday lunch preparation, sip a cold glass of wine in the garden of the Joshua Bradley or stride up to the Hare and Hounds to blow away the cobwebs and take in the views across Manchester. There is a small selection of shops in the village plus a handy Tesco Express for those last-minute items for dinner. A community centre has a whole range of activities including children's dance lessons, yoga and an adult's choir, ideal for those looking to meet new friends or looking for activities for the kids.

You are within catchment for Dowson Academy, Holy Trinity Primary and Alder Community High School, all very good schools. If you are looking for private school options, there are buses which collect from the village.

Gee Cross is situated between Woodley and Hyde giving you plenty of options for transport into Manchester city centre, Manchester airport and further afield. The M60/M67 are a short drive away and there is large free car park at Bredbury train station which is a direct line into the city.

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