DAWSONS

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18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292
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Huddersfield Road, Carrbrook, Stalybridge, SK15 3PY

Dawsons are delighted to offer for sale this stunning, contemporary, bespoke, three storey executive property benefits from breath-taking golf course and countryside views from its rear aspect. Offering superb luxury and attention to detail throughout with flexible accommodation this property must be viewed internally to be fully appreciated. This individually architect designed family house was finished to exacting standards with high quality fittings throughout. NU-HEAT underfloor heating throughout, remote control and thermostats. PART EXCHANGE CONSIDERED (please call the office for further details).

Offers Over £685,000

Huddersfield Road, Carrbrook, Stalybridge, SK15 3PY

- Impressive, 3 Storey, Individually Designed Family Home
- Flexible Accommodation Over 3 Floors
- Off Road Parking for Numerous Vehicles
- Stunning Long Range Countryside/Golf Course Views to Rear
- 4 Bedrooms/5 Bathrooms
- Good Sized Integral Garage
- High Specification Fixtures and Fittings
- Stylish Open Plan Living Room/Kitchen
- Remote Controlled Nu-heat Underfloor Heating System

Contd.....

The Accommodation briefly comprises:

Reception Hallway, Cloaks/WC, Store Room, Utility Room, open plan Living Room/Kitchen with feature wine store and balcony with views over Stamford Golf Course's 9th Green and 7th Tee.

To the lower ground floor there is an impressive Garden Room, with bi folding doors, Bedroom, Shower Room/WC

To the first floor there are 3 further double Bedrooms each with En-suite, plus Family Bathroom/WC

Externally there is a Forecourt Garden Area with substantial driveway providing off road parking for numerous vehicles and leads to a good sized integral garage with workshop area. The patio extends to the rear and right-hand side of the property. Off the rear garden there is direct access onto Stamford Golf Course.

The Accommodation in Detail:

Further Details and Photographs to follow. Please contact our office to register your interest in this stunning architecturally designed Executive Property.

Reception Hallway

Composite style security door with side lights. Stunning bespoke staircase

Cloaks/WC

Low level WC, contemporary wash hand basin, vanity storage unit below, good sized cloaks/storage cupboard

Shoe/Cloakroom

Home Office

12'11 x 7'7 plus door access corridor (3.94m x 2.31m plus door access corridor)

Utility Room

13'8 x 6'7 (4.17m x 2.01m)

Plumbed for automatic washing machine and dryer, composite style security door with double glazed unit

Living Space with Kitchen Area

32'0 x 16'9 reducing to 16'3 (9.75m x 5.11m reducing to 4.95m)

Stunning family orientated room have a feature media wall, bi-folding doors to Juliet balcony 15'9 x 5'9, remote control blinds

Stunning Kitchen Area

Extensive range of wall and floor mounted units with quartz work surfaces, substantial central island with breakfast bar, integrated appliances including two stainless steel ovens, microwave, fridge freezer, dishwasher, wine chiller, five ring induction hob with extractor over, one and a half bowl inset sink plus butler's sink to the island. Worthy of particular note is the glass fronted, air conditioned, wine cooler section.

Lower Ground Floor:

Garden Room

16'9 x 16'7 (5.11m x 5.05m)

with bi-folding doors

Bedroom (4)

15'3 x 11'7 (4.65m x 3.53m)

Shower Room/WC

Contemporary white suite having shower cubicle, wash hand basin with vanity storage unit, low level WC, heated chrome towel rail, part tiled,

Integral Garage

19'8 x 11'10 (5.99m x 3.61m)

power and lighting and electronically remote controlled garage door. To the rear of the garage area there is a further workshop section which is 11'11 x 4'10

First Floor:

Feature Galleried Landing

Loft access with fully boarded loft space providing useful and substantial storage area.

Bedroom (1)

14'8 x 14'8 reducing to 11'8 (4.47m x 4.47m reducing to 3.56m)

Fitted wardrobes

En-suite/Wet Room

Contemporary and high quality fittings, having feature shower unit, wash hand basin with vanity storage below, low level WC, fully tiled, tiled floor, contemporary towel rail/central heating radiator

Bedroom (2)

12'4 x 12'1 (3.76m x 3.68m)

Fitted wardrobes

En-suite

Stylish white suite having shower cubicle, contemporary glass wash hand basin with vanity storage, low level WC, fully tiled, tiled floor

Bedroom (3)

13'1 x 11'10 (3.99m x 3.61m)

Fitted wardrobes

En-suite

Shower cubicle with rain shower feature, contemporary wash hand basin with vanity storage unit below, low level WC, fully tiled, tiled floor

Family Bathroom

10'6 x 6'10 (3.20m x 2.08m)

High class suite having feature jacuzzi/whirlpool bath, contemporary wash hand basin with vanity storage unit below, low level WC, fully tiled, tiled, floor

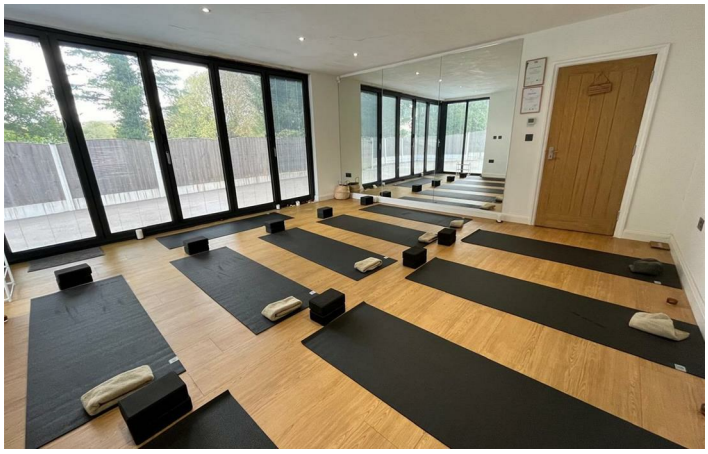
Externally:

There are landscaped gardens and driveway providing off road parking for numerous vehicles and leads to the integral Garage.

Security:

For the security conscious there is a comprehensive remotely accessed CCTV security system.

Directions



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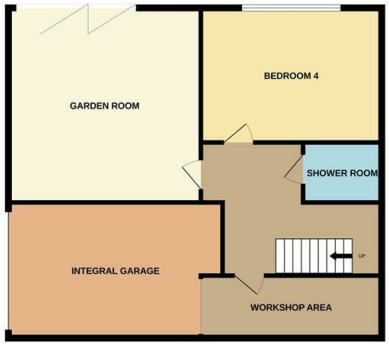
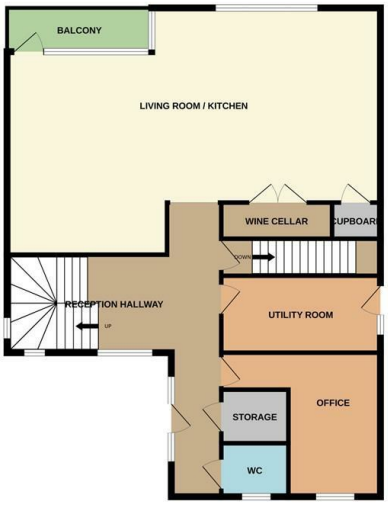
Floor Plan

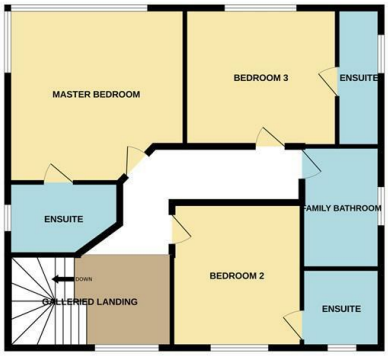
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



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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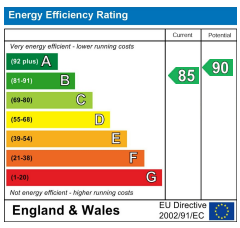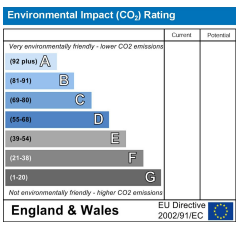
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