



## Joel Lane, Gee Cross, SK14 5LH

Joel Lane is recognised as one of the areas most sought-after addresses, boasting a variety of individual and prestigious homes close to the attractive open countryside of Werneth Low Country Park. This stunning family home has been substantially extended and painstakingly renovated to provide luxurious and comfortable accommodation, well suited to demands and lifestyle of a modern family. Undoubtedly the most striking feature of the property is the 41ft open-plan kitchen, dining & living space that runs the width of the rear of the property with access to the private, landscaped rear garden. Other features include a magnificent entrance and reception hall, lounge, dining room, utility room, gym, downstairs w.c. cont'd over.....

Price Guide: £880,000



...., and storage garage all the ground floor. The first floor offers a spacious landing, master bedroom with adjoining dressing room and en-suite, three further double bedrooms and a luxury family bathroom. Outside, in addition to a driveway that extends across the front and side of the property there is a beautifully landscaped rear garden with far reaching views, a hot tub and a good sized garden room/shed. Tenure Freehold. Council Tax Band: F. EPC rating: to follow.

#### **ENTRANCE HALL**

15' 4" x 11' 7" (4.67m x 3.53m)



#### **RECEPTION HALL**

11' 4" x 10' 6" (3.45m x 3.20m)

#### **GROUND FLOOR WC**

6' 8" x 3' 8" (2.03m x 1.12m)

#### **LOUNGE**

21' 5" x 13' 8" max (6.52m x 4.16m)



#### **OPEN-PLAN KITCHEN/DINING/LIVING ROOM**

41' 6" x 28' 1" max (12.64m x 8.55m)



#### **DINING ROOM**

14' 5" x 14' 8" (4.39m x 4.47m)



#### **GYM**

19' 3" x 7' 6" (5.86m x 2.28m)

#### **UTILITY ROOM**

10' 4" x 7' 8" (3.15m x 2.34m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

19' 8" max x 14' 4" (5.99m x 4.37m)



#### **DRESSING ROOM**

9' 0" x 6' 6" (2.74m x 1.98m)

**EN-SUITE SHOWER ROOM**

7' 7" x 5' 0" (2.31m x 1.52m)



**BEDROOM TWO**

13' 10" x 13' 5" (4.21m x 4.09m)



**BEDROOM THREE**

13' 9" x 12' 9" max (4.19m x 3.88m)

**BEDROOM FOUR**

13' 8" x 11' 6" with partial limited headroom(4.16m x 3.50m)

**LUXURY FAMILY BATHROOM**

11' 3" x 7' 7" (3.43m x 2.31m)

**STORAGE GARAGE**

12' 8" x 9' 5" (3.86m x 2.87m)

**GARDEN ROOM/SHED**



**VIEWING ARRANGEMENTS**

Appointment is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136.

**NOTE:** The solid fuel burner is due to be removed to facilitate the granting of building regulations for the property extension.

GROUND FLOOR  
2004 sq.ft. (186.1 sq.m.) approx.



1ST FLOOR  
1052 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA: 3056 sq.ft. (283.9 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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