



Fresnel Close  
Newton, Hyde, SK14 4UY  
Offers over £535,000



# Fresnel Close, Newton, Hyde, SK14 4UY

----- PART EXCHANGE CONSIDERED ----- Home Estate Agents are pleased offer for sale this impressive FOUR bedroom executive detached property. The property has been updated throughout and offers fantastic living space, perfect for the growing family. Located on a sought after development in a cul de sac position, close to the semi rural area of Matley Lane with schools and transport links nearby., \*\* Viewing highly recommended \*\*.

In brief the accommodation comprises: Entrance hall, hallway, downstairs WC, study, lounge, kitchen/diner and conservatory to the ground floor. Four bedrooms (bedroom one with en-suite) and a further four piece family bathroom. Irish stone with inserted lights with parking for several vehicles. Gate to side leading to rear garden with a continuation of iris stone with inserted lights to side and rear. Decked area leading out from conservatory and a further decked seating area at the top of the garden. The property is fitted with state of the art security/cctv system.

## GROUND FLOOR

### Entrance

Rock door to front, double glazed windows to front and side, radiator, feature internal arched window with decorative pattern, wooden flooring, inset ceiling downlights, door to:

### Hallway

Double glazed window to side, wooden flooring, inset ceiling downlights, stairs to first floor with decorative lighting, radiator, doors to:

### WC

Fitted with a two piece suite comprising wash hand basin and low level WC.

### Study 6'6" x 5'10" (1.98m x 1.78m)

Double glazed window to rear, radiator.

### Lounge 19'3" x 11'8" (5.87m x 3.56m)

Double glazed bay window to front, feature media wall, wooden flooring, inset ceiling downlights, double radiator, double doors to:

### Conservatory 10'11" x 19'7" (3.35m x 5.99)

Double glazed windows to side, wooden flooring, radiator, double doors to rear garden.

### Kitchen 29'4" x 10'9" (8.93m x 3.27m)

Double glazed window to rear, two double glazed windows to side, fitted with a luxury gloss kitchen comprising of a range of wall and base units with worksurface over, tiled splashbacks, space for cooker and fridge/freezer, inset sink and drainer with mixer tap, integrated washing machine, built in breakfast bar with storage, tiled floor, inset ceiling downlights, glass radiator, Rock door to side.

## FIRST FLOOR

### Landing

Access to loft space, wooden flooring, inset ceiling downlights, radiator, door to storage cupboard, doors to:

### Bedroom 1 10'6" x 14'8" (3.20m x 4.46m)

Double glazed bay window to front, fitted with a range of built in bedroom furniture, inset ceiling downlights, radiator, door to:

### En-suite

Double glazed window to rear, fitted with a three piece suite comprising walk in shower, vanity wash hand basin and low level WC, tile walls, clad ceiling with inset ceiling downlights, glass radiator.

### Bedroom 2 12'6" x 10'9" (3.82m x 3.27m)

Double glazed window to side, wooden flooring, radiator.

### Bedroom 3 8'5" x 12'3" (2.57m x 3.74m)

Double glazed window to rear, wooden flooring, radiator.

### Bedroom 4 8'5" x 11'3" (2.57m x 3.43m)

Double glazed window to rear, wooden flooring, radiator.

### Bathroom

Double glazed window to side, fitted with a four piece suite comprising 'Jacuzzi' style bath with shower attachment, enclosed shower cubicle, vanity wash hand basin and low level WC, tiled walls, inset ceiling downlights, towel radiator.

## OUTSIDE

Irish stone driveway with inserted lights and parking for several vehicles. Gate to side leading to rear garden with a continuation of iris stone with inserted lights to side and rear. Decked area leading out from conservatory and a further decked seating area at the top of the garden.

### Double Garage 16'8" x 16'2" (5.09m x 4.95m)

Two remote-controlled electric up and over doors to side and further door to outside.

### N.B.

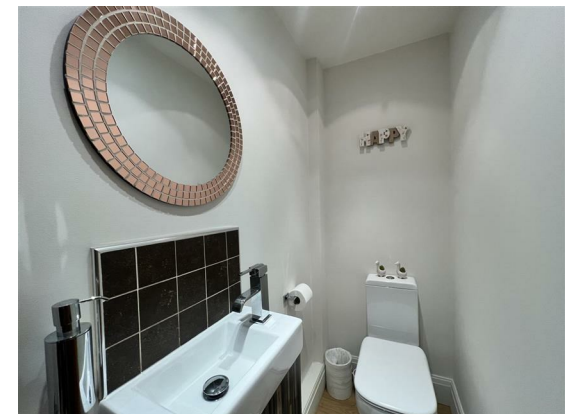
The property is fitted with state of the art security/cctv system.

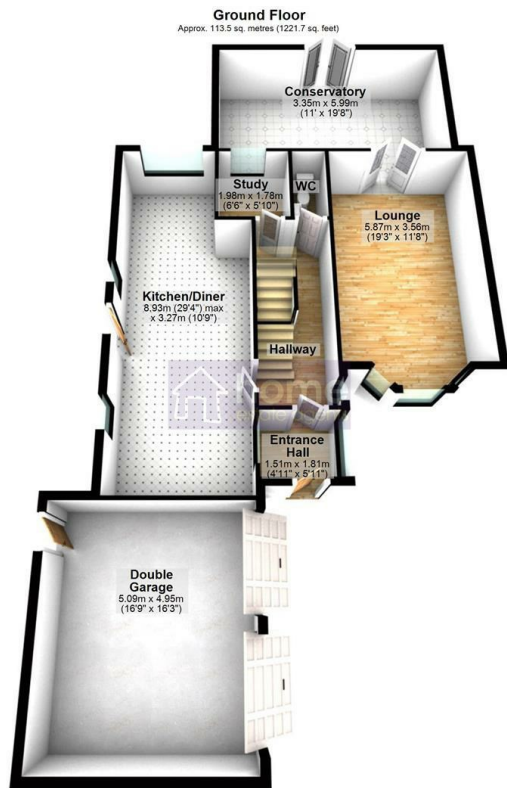
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## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.





Total area: approx. 175.0 sq. metres (1883.5 sq. feet)

