



Elm Close  
Mottram, SK14 6PT

Offers over £385,000



There's no agent like home

This exceptional four-bedroom detached modern family home is situated in the serene and highly desirable cul-de-sac of a popular residential development in the picturesque semi-rural village of Mottram. The location offers the perfect balance between tranquil village living and easy access to a variety of local amenities, reputable schools, and convenient transport links, making it ideal for family life. The surrounding open countryside further enhances the appeal, providing plenty of opportunities for outdoor activities and scenic walks.

Upon entering the property, you are greeted by an inviting hallway that sets the tone for the rest of the home. The lounge offers a comfortable space for relaxation, while the modern kitchen/diner is a true highlight of the home, featuring bi-fold doors that open up to the beautifully landscaped rear garden, seamlessly blending indoor and outdoor living. This space is perfect for entertaining guests or enjoying family meals with a view.

The ground floor also includes a large bedroom complete with an en-suite shower room, offering a versatile space that could serve as a guest suite or a private retreat for family members seeking extra privacy.

Moving upstairs, you'll find three additional well-proportioned bedrooms and the modern family bathroom is a luxurious haven, featuring a Jacuzzi bath that promises a spa-like experience within the comfort of your own home.

Externally, the property continues to impress with its spacious driveway, providing plenty of off-road parking. The rear garden is a private and low-maintenance oasis, featuring a generous decked seating area perfect for alfresco dining, an artificial lawn and a versatile wooden cabin. The cabin, complete with a store room, offers endless possibilities—it could be transformed into a home office, gym, studio, or even a playroom for the children, making it a valuable extension of the living space.

Don't miss the opportunity to make this stunning property your own!



## GROUND FLOOR

### Hall

Door to front, radiator, stairs leading to first floor, doors leading to:

**Lounge** 15'0" x 12'6" (4.57m x 3.82m)

Double glazed bow window to front, radiator, door leading to:

**Kitchen/Diner** 8'6" x 23'9" (2.59m x 7.25m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, space for tumble dryer, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to rear, radiator, bi-fold door leading out to rear garden.

**Bedroom 1** 13'4" x 7'10" (4.06m x 2.39m)

Double glazed window to front, radiator, door leading to:

### En-suite

Three piece suite comprising vanity wash hand basin, shower enclosure and low-level WC.

## FIRST FLOOR

### Landing

Double glazed window to side, doors leading to:

**Bedroom 2** 11'11" x 9'6" (3.62m x 2.90m)

Double glazed window to rear, radiator.

**Bedroom 3** 11'9" x 9'9" (3.58m x 2.98m)

Double glazed window to front, radiator.

**Bedroom 4** 8'2" x 6'9" (2.49m x 2.06m)

Double glazed window to front, radiator.

**Bathroom** 5'6" x 5'10" (1.67m x 1.78m)

Three piece suite comprising jacuzzi bath with shower over, vanity wash hand basin and low-level WC, double glazed window to rear.

## OUTSIDE

Spacious driveway to the front providing ample off road parking. Enclosed well maintained low maintenance landscaped garden to the rear with spacious decked seating area, artificial lawn and wooden built versatile cabin with store room.

**Office/Gym** 10'5" x 10'9" (3.18m x 3.27m)

Double glazed window to side, two double glazed windows to front, double glazed French doors.

## 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.

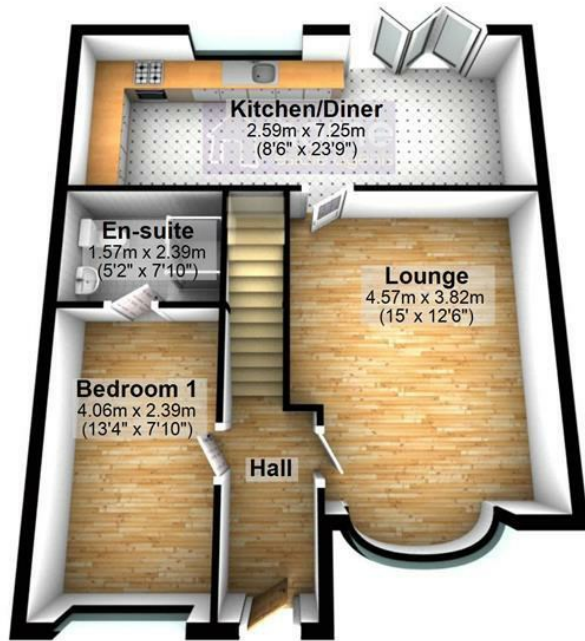
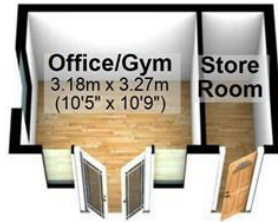
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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.

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### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 