



Round Meadow Close
Greenfield, OL3 7PW

Offers over £565,000

This stunningly presented, executive four-bedroom detached home is located in the highly desirable area of Greenfield, nestled within a sought after cul-de-sac. Offering easy access to village amenities, transport links, and the scenic countryside, including the breathtaking Peak District National Park, this property is ideal for families seeking a balance of modern living and natural beauty. Built in 2022 this home is part of a contemporary development that combines convenience with tranquil surroundings.

The ground floor greets you with an entrance hall, leading into a spacious lounge, perfect for relaxing or entertaining. The stylish open-plan kitchen/diner provides ample space for family meals and gatherings. French doors open out to the garden, creating a seamless indoor-outdoor flow, ideal for summer barbecues and alfresco dining. A convenient WC completes the ground floor. Throughout the home, you'll find solid oak doors, adding a touch of elegance and quality to every room.

Upstairs, the property boasts four generously sized bedrooms, ensuring plenty of space for family members. The master suite offers a private en-suite shower room, providing a luxurious retreat, while the remaining three bedrooms share a modern family bathroom with a contemporary finish.

The exterior of the home is just as impressive, with a beautifully maintained front lawn and a block-paved driveway that leads to the garage, that offers parking for two vehicles. Additionally, an adjacent piece of land provides the potential for a third off-road parking space. The garage offers additional storage space. The enclosed rear garden provides a private oasis, with a paved patio area perfect for outdoor furniture, a well-maintained lawn for children or pets to play, and a barked area beyond that could be used for a play area.

With its blend of style and location this home offers a lifestyle that combines convenience with the charm of rural living. Don't miss out on this ideal family home!



GROUND FLOOR

Hall

Door to front, radiator, stairs leading to the first floor, door leading to:

Lounge 18'0" x 11'7" (5.49m x 3.54m)

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

Kitchen/Diner 10'9" x 15'0" (3.28m x 4.57m)

Fitted with a matching range of base and eye level units with solid Quartz worktop space over, inset sink with mixer tap, integrated fridge/freezer, integrated dishwasher, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, double glazed French doors leading out to rear garden, door leading to:

WC

Two piece suite comprising, wash hand basin and low-level WC, part tiled walls, heated towel rail.

FIRST FLOOR

Landing

Doors leading to:

Master Bedroom 12'0" x 11'0" (3.66m x 3.35m)

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

En-suite

Three piece suite comprising wash hand basin, shower enclosure and low-level WC, part tiled walls, double glazed window to front, heated towel rail.

Bedroom 2 9'6" x 12'10" (2.90m x 3.91m)

Double glazed window to rear, radiator.

Bedroom 3 9'5" x 11'6" (2.88m x 3.51m)

Double glazed window to rear, radiator.

Bedroom 4 7'9" x 9'3" (2.36m x 2.82m)

Double glazed window to front, radiator.

Bathroom 7'10" x 6'10" (2.39m x 2.08m)

Three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, part tiled walls, double glazed window to side, heated towel rail.

OUTSIDE

Lawned garden to the front and block paved driveway providing off road parking for two vehicles, leading to the garage. Additional piece of land adjacent offers the potential for a third off road parking space. Enclosed good sized garden to the rear with paved patio area, well maintained lawn with barked area beyond.

Garage 17'9" x 8'8" (5.42m x 2.64m)

Up and over door, door leading out to rear.

DISCLAIMER

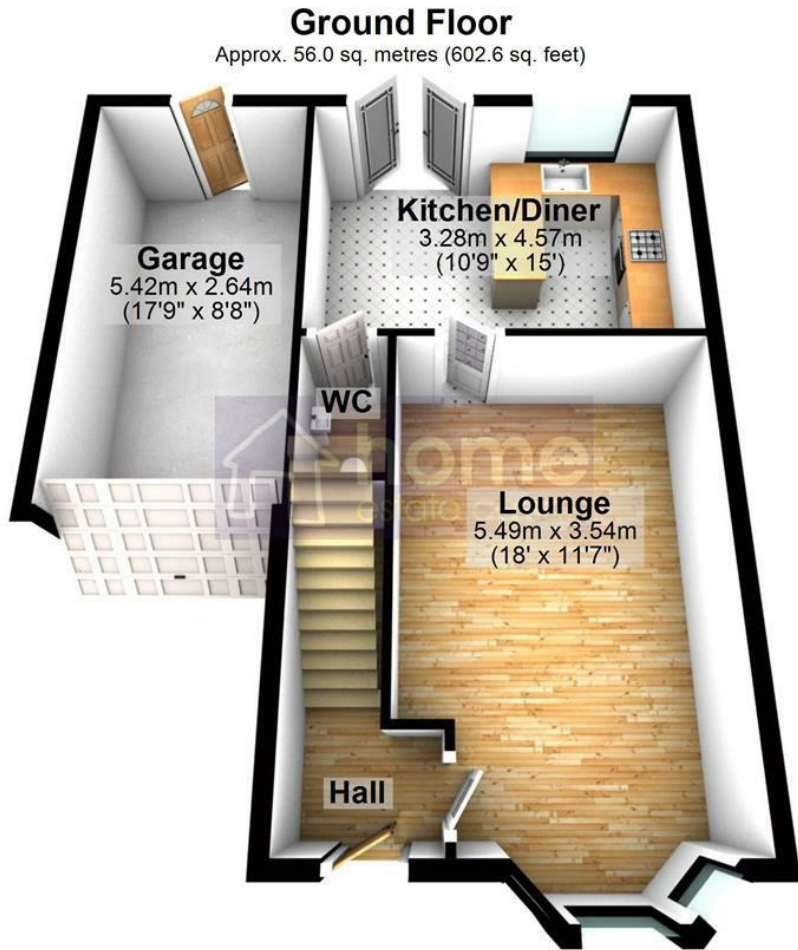
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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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Total area: approx. 113.2 sq. metres (1218.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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