



Kelvin Grove  
Stalybridge, SK15 3JW

**Offers over £415,000**



This newly constructed, four-bedroom detached family home is a masterpiece of modern design, nestled in the picturesque and highly sought-after Millbrook village. With exceptional attention to detail, this property seamlessly combines elegance with practicality, boasting luxury fittings throughout. Each room is crafted to enhance space and functionality, making it the perfect family sanctuary.

Upon entering, you are greeted by a hallway, leading to a convenient downstairs cloakroom. The heart of the home is an expansive open-plan kitchen, meticulously designed for both everyday living and entertaining. This space flows into a stylish lounge area featuring tri-fold doors that open out to a beautifully landscaped, porcelain-tiled garden, offering countryside views that create a tranquil retreat.

The first floor hosts three generously sized bedrooms, one of which includes a chic en-suite for added privacy. A modern family bathroom on this level is elegantly finished, catering to family needs. The second floor is dedicated to a luxurious master suite, featuring a spacious landing that could double as a dressing area, leading to a private bedroom with its own en-suite shower room. This top-floor sanctuary provides a quiet, private space with stunning views to start and end each day.

Externally, this property makes a striking impression with its stone-wall entrance and porcelain-tiled pathway that winds around the house, guiding you to the rear garden. This outdoor space is fully enclosed for privacy, and its high-end porcelain tiling continues the home's sense of luxury outdoors. A gate leads to a designated parking area, making access easy and convenient.

Perfectly situated, this home is close to a range of local amenities, reputable schools, and reliable transport links. For nature lovers, Stalybridge Country Park is just a short stroll away, offering a wealth of outdoor activities.

This truly is an exceptional property waiting to be your forever home!



**GROUND FLOOR**

**Hallway**

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

**WC**

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

**Kitchen/Diner** 13'5" x 16'4" (4.10m x 4.98m)

Fitted with a matching range of base and eye level units with worktop space over, inset composite sink and drainer with mixer tap, built-in oven, built-in hob with extractor hood, integrated fridge, integrated freezer, integrated dishwasher, double glazed window to rear, open plan to:

**Lounge** 19'8" x 10'7" (6.00m x 3.22m)

Two double glazed windows to front, two radiators, double glazed tri-fold doors opening out to rear garden with far reaching views.

**Utility Area** 9'2" x 4'6" (2.80m x 1.38m)

Fitted with a matching range of base units with worktop space over, plumbing for washing machine, space for tumble dryer, double glazed window to front.

**FIRST FLOOR**

**Landing**

Stairs leading to second floor, doors leading to:

**Bedroom 1** 14'4" x 10'6" (4.37m x 3.20m)

Two double glazed windows to front, radiator, door leading to:

**En-suite**

Three piece suite comprising vanity wash hand basin, walk-in shower area and low-level WC, double glazed window to rear, heated towel rail.

**Bedroom 2** 9'8" x 9'8" (2.95m x 2.95m)

Double glazed window to rear, radiator.

**Bedroom 3** 9'8" x 9'8" (2.95m x 2.95m)

Double glazed window to front, radiator.

**Bathroom**

Three piece suite comprising bath with shower over, vanity

wash hand basin and low-level WC, double glazed window to rear, heated towel rail.

**SECOND FLOOR**

**Landing** 15'4" x 10'11" (4.68m x 3.33m)

Spacious landing area with doors leading to eaves storage areas on both sides, double glazed velux window, radiator, doors leading to:

**Bedroom 4** 19'8" x 11'11" (6.00m x 3.64m)

Double glazed velux window, radiator.

**Shower Room** 8'10" x 5'0" (2.69m x 1.53m)

Three piece suite comprising walk-in shower area, vanity wash hand basin and low-level WC, double glazed window to side, heated towel rail.

**OUTSIDE**

Enclosed to the front with stone wall, porcelain tiled pathway leading round to the rear. Spacious enclosed porcelain tiled rear garden with gate leading out to convenient off road parking area.

**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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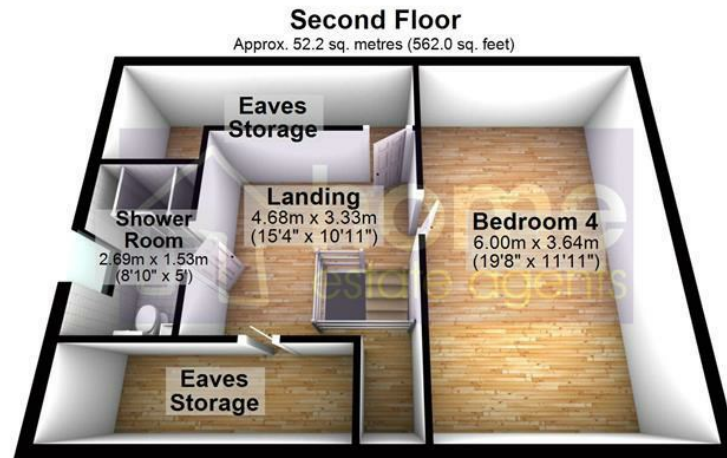
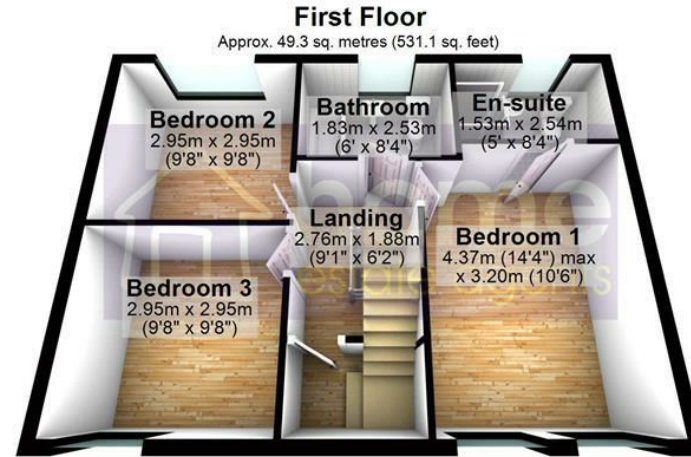
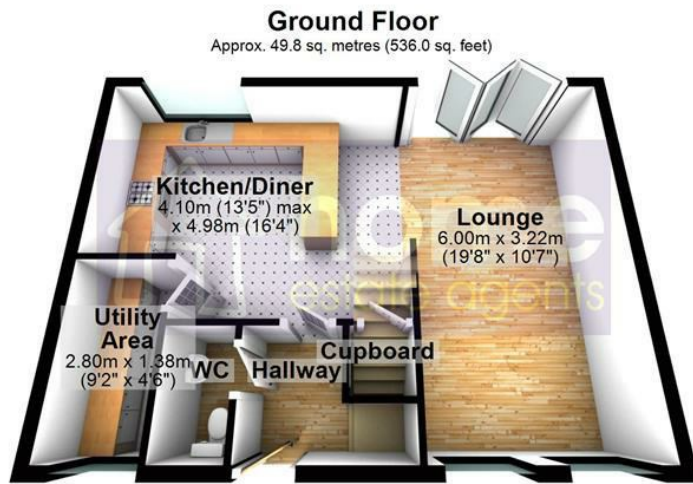












Total area: approx. 151.3 sq. metres (1629.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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>		
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England & Wales		EU Directive 2002/91/EC