

## Plot 11, Cortland, Uplands, Hadfield, Glossop, SK13 2NX

Prices From £364,950

- Open Days Every Sunday !
- High Spec Bosch Kitchen Appliances
- Private Driveway for Two Cars
- 3 Bed, 3 Storey Linked Semi Detached
- Family Bathroom plus Two Additional Shower Rooms
- Large Enclosed Terraced Garden

# Cortland, Uplands, Glossop SK13 2NX

OPEN DAYS EVERY SUNDAY !

The Cortland is a generously appointed three-storey linked semi detached home with 1,091sq ft of accommodation. This property offers versatile living, ideal for a professional couple or growing family. Each bedroom has either a bathroom or a shower room ensuring both privacy and convenience and this unique layout has to be seen to be appreciated for its bespoke living potential.



Council Tax Band:





## A Unique Home, Thoughtfully Designed for You

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Step into a stylish open-plan kitchen and dining area, where French doors lead to a generous terraced garden, perfect for entertaining. At the front of the home, a spacious lounge offers breathtaking views of the High Peak countryside.

On the top floor you will find a very generous master bedroom with a large en-suite shower room plus a double bedroom and modern family bathroom to complete the space.

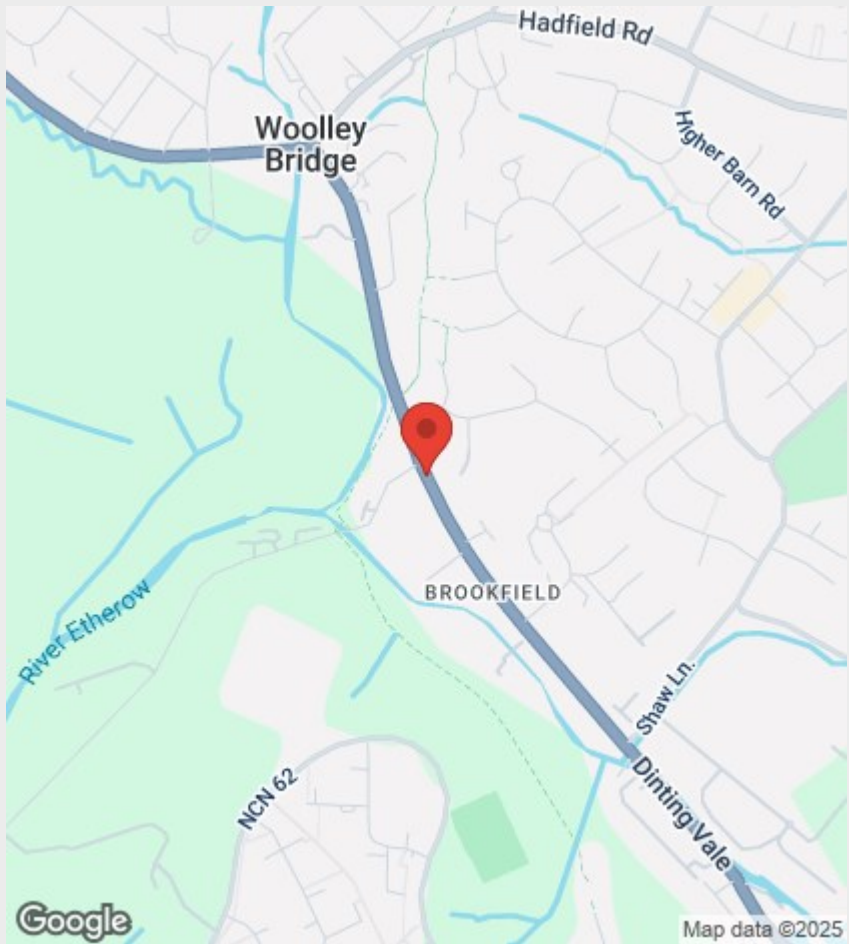
### Key Features:

- 1,091sq ft of thoughtfully designed space
- Three storey layout for ultimate flexibility
- Open-plan kitchen & dining area with French doors leading to a patio and enclosed garden
- High spec kitchen featuring a Bosch double oven, 4-ring gas hob and Integrated fridge freezer
- Separate lounge area with stunning countryside views
- Porcelanosa tiles as standard
- Contemporary square profile bathroom sanitaryware
- Main family bathroom plus two additional shower rooms
- Practical boot / utility room and ample storage throughout
- Versatile living space
- Large enclosed terraced garden
- Private driveway for two cars
- Stunning views over High Peak

Experience modern comfort and breathtaking views in this uniquely designed home.

### Please Note

(For illustrative purposes only. Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.)



## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

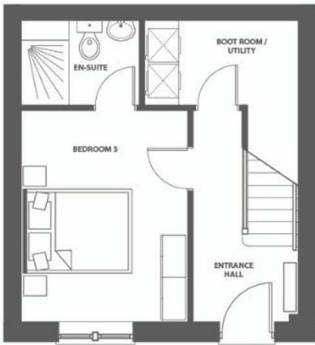
## EPC Rating:

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The Cortland | 3 BEDROOM LINKED SEMI-DETACHED

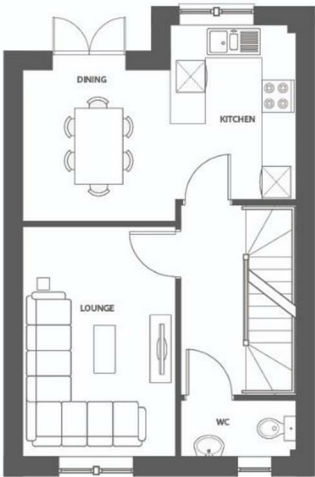


INTERNAL FLOOR AREAS:		
LOWER GROUND FLOORS	27.30 M <sup>2</sup>   293.85 FT <sup>2</sup>	
UPPER GROUND FLOOR	37.03 M <sup>2</sup>   398.60 FT <sup>2</sup>	
FIRST FLOOR	37.03 M <sup>2</sup>   398.60 FT <sup>2</sup>	
TOTAL	101.36 M <sup>2</sup>   1,091.05 FT <sup>2</sup>	



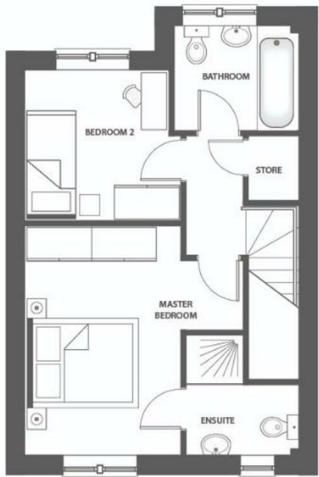
### LOWER GROUND FLOOR

BEDROOM 3	3.00M X 3.82M   9'10" X 12'6"
EN-SUITE	2.27M X 1.49M   7'11" X 4'10"
BOOT ROOM / UTILITY	2.79M X 1.49M   9'11" X 4'11"



### UPPER GROUND FLOOR

LOUNGE	4.17M X 2.80M   13'8" X 9'12"
KITCHEN	2.25M X 3.18M   7'4" X 10'5"
DINING	2.80M X 2.76M   9'2" X 9'0"
WC	2.10M X 1.00M   6'10" X 3'3"



### FIRST FLOOR

MASTER BEDROOM	4.21M X 4.00M   13'9" X 13'1"
BEDROOM 2	2.86M X 2.72M   9'4" X 8'11" (MAX ROOM SIZE)
BATHROOM	2.65M X 2.44M   8'8" X 8'0"