



Jackson Meadows, Springhead, Saddleworth

£640,000



ALL. TOGETHER. BETTER.

[www.kirkham-property.co.uk](http://www.kirkham-property.co.uk)



## Jackson Meadows, Springhead, Saddleworth

Jackson Meadows is a private gated development of only nine homes, of which three are detached and six are semi-detached. Presented to the market for sale is this impressive five bedroom detached smart home at the head of the cul-de-sac of the development, benefitting from great room sizes throughout and ample off street parking. Incorporating smart lighting and smart heating throughout.



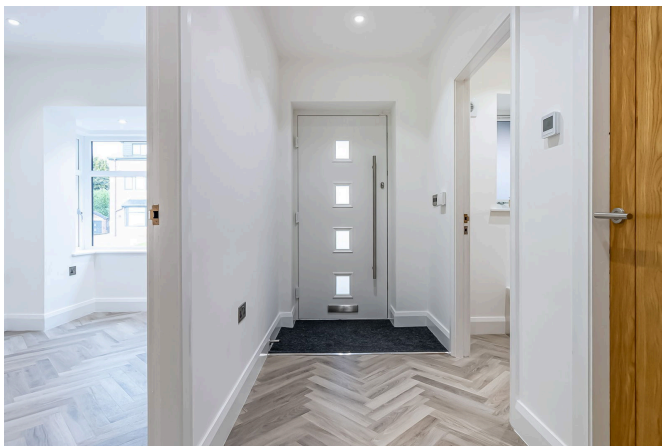




Jackson Meadows is a private gated development of only nine homes, of which three are detached and six are semi-detached. Presented to the market for sale is this impressive five bedroom detached home at the head of the cul-de-sac of the development, benefitting from great room sizes throughout and ample off street parking.

Typical of a modern home, you will find a whole host of modern conveniences including underfloor heating to the ground floor which can be individually controlled for each room, category 5 Ethernet connectivity to each room and triple glazed windows just to name a few.

Internally, living accommodation is over three floors. To the ground floor you will find an open plan kitchen/living/dining space along with study/secondary lounge, wc and cloaks cupboard with stairs incorporating an oak staircase and glass panelling leading to the first floor. The first floor landing is carpeted with doors to family bathroom and three double bedrooms including master suite with Juliette balcony, dressing room and En-Suite. On the second floor, a further two double bedrooms are found off the landing along with an additional wc.



Externally, a great sized south facing garden is accessed from bi-folding doors from the dining area and French doors from the living area, providing a natural flow from inside to out all year round. The rear garden is easy to maintain with Indian paved patio and lawn which is enclosed with boundary fencing. Ample off street parking is to the front for three-four cars with an additional parking space within the detached garage.





## Kitchen/Living/Dining

8.81m x 8.13m (28'10" x 26'8" Max.)

Predominantly three zones to this open plan living accommodation.

To the kitchen you will find a host of wall and base high gloss cupboards and drawers.

Complimenting ..... work surfaces include an integrated breakfast bar. Appliances included within the kitchen are found in abundance including Bosch electric oven, Bosch microwave oven, five zone Bosch induction hob, Bosch extractor hood, Bosch dishwasher, wine cooler, Beko fridge, Beko freezer and Hoover washer/dryer. Additionally is a sink with mixer tap and drainer along with front facing triple glazed window.

A good sized dining area is found beyond the kitchen, with ample space for a dining table & chairs and triple glazed bi-fold doors leading out to the rear garden.

Open to the dining area is the main living area, which benefits from a bespoke media wall with power sockets, Ethernet connection and tv point. With a triple glazed south facing window and French doors leading to the rear garden.

Throughout the open plan accommodation, you will find Polyflor LVT flooring with underfloor



.....

Comprising wc, hand wash basin with vanity

## First Floor

### Landing

With triple glazed obscured side window, fitted carpeting, radiator, Hive thermostat and stairs to the second floor with glass balustrade.

### Bedroom

5.16m x 3.77m (16'11" x 12'4")

A great sized bedroom with triple glazed south facing window and French doors to a Juliette balcony. A media wall has been created including power sockets, tv points and Ethernet connection. With fitted carpeting, one radiator and additional vertical radiator.

## Dressing Room

3.02m x 1.89m (9'10" x 6'2")

Carpeted with triple glazed window and radiator. Door leading to En-Suite.

### En-Suite

3.63m x 1.21m (11'10" x 3'11")

Comprising wc, vanity hand wash basin with accompanying backlit mirror, double shower cubicle with rainfall shower and separate attachment. Fully tiled walls and flooring with heated towel rail, obscured double glazed window and extractor fan.

### Bedroom

4.97m x 3.13m (16'3" x 10'3")

With fitted carpeting, tv point, Ethernet connection and triple glazed window to the front.





## Bathroom

3.11m x 2.51m (10'2" x 8'2")

A four piece bathroom suite, comprising low level wc, hand wash basin with vanity storage and backlit mirror. There is a bathtub with tiled surround, separate double shower cubicle with rainfall shower and separate attachment. Fully tiled walls and floor with obscured triple glazed window, extractor fan and heated towel rail.

## Bedroom

3.11m x 2.51m (10'2" x 8'2")

With fitted carpeting, radiator, triple glazed window, tv point and Ethernet connection.

## Second Floor

## Landing

With triple glazed side window, fitted carpeting and glass balustrade to the staircase. Doors to two further bedrooms, wc and storage cupboard with access to the boiler found within the loft space.

## Bedroom

5.17m x 3.82m (16'11" x 12'6")

With triple glazed south facing window and two Velux skylights. Fitted carpeting, radiator and tv point with Ethernet connection.

## Bedroom

5.17m x 3.17m (16'11" x 10'4")

With fitted carpeting, radiator, two Velux skylights, triple glazed window to the front, Ethernet connection and tv point.

## WC

1.69m x 1.56m (5'6" x 5'1")

Comprising wc, hand wash basin with vanity storage and backlit mirror, Velux skylight, tiled walls and floor with extractor fan.

## Parking

To the front of the home you will find a block paved driveway for 3-4 cars and access to the detached garage. This is accessed via a remote up and over door with power, light and water supply. Measuring 16'1" by 15'1".

## Gardens

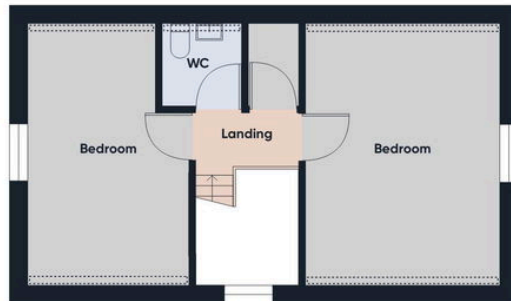
To the front is a small shrubbery area with an array of plants. Access from the front to rear can be gained down both sides of the house with gates. The rear garden benefits from a south facing aspect and is of a good proportion. Easy to maintain with Indian paved patio and laid lawn, with boundary fencing providing privacy. Also benefitting from external power sockets.



Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

2039.92 ft<sup>2</sup>

189.51 m<sup>2</sup>

**Reduced headroom**

25.52 ft<sup>2</sup>

2.37 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Uppermill Office**

35 High Street  
Uppermill,  
Saddleworth  
OL3 6HS

Monday – Friday. 9am – 5pm  
Saturday. 10am – 3 pm  
uppermill@kirkham-property.co.uk  
t: 01457 810 076  
f: 01457 810 222

Out of hours telephone service  
Monday – Thursday 8:30am – 7pm  
Friday – 8:30am – 5pm  
Saturday – Sunday 10am – 3pm