



## Pudding Lane, Hyde

Freehold

3 Bed Stone Built Mews • Principle Bedroom With Ensuite • Downstairs WC • Allocated Secure Parking • Lots Of Storage • Living Space Overlooks The Garden • Low Maintenance Private Garden • Convenient Location Close To Transport Connections • Walking Distance To Two Train Stations • In the Catchment of great Primary and Secondary Schools



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This beautiful property is a true gem, offering modern comforts and sophisticated design and has been thoughtfully designed for modern living, offering plenty of storage throughout and a practical layout.

On entrance, you are greeted by a welcoming hallway. A convenient downstairs WC adds a practical touch for guests along with a full-size cupboard for that all important storage.

The kitchen and dining area to the front of the property have been impeccably designed, providing a stylish backdrop for cooking meals and hosting gatherings with friends and family.

The seamless flow of the hallway opens to the heart of the home. The spacious living area is bright and inviting with French doors that open out to the private garden, making it a perfect space for relaxing or entertaining.

With room for any combination of sofas and a full size cupboard for storage, this room is not only perfect for family film nights but practical as well.

Upstairs, the principal bedroom features built in wardrobes and its own ensuite shower room, while two further bedrooms provide flexible options for family, guests, or a home office.

The main bathroom is stylish and modern, complementing the overall feel of the property.

Step outside and you'll find a generous rear garden that's been designed for low maintenance and year-round enjoyment. There's a spacious patio area that's perfect for al fresco dining or a morning coffee, while the artificial lawn means you can enjoy a green outlook without the hassle of mowing.

A gate at the end of the garden leads directly to the secure parking area, where you have two allocated spaces (ideal for busy households or visiting guests).

Whether you're hosting a summer barbeque, letting children play safely outside, or simply enjoying some fresh air, this outdoor space offers plenty of flexibility.

This home combines practicality with comfort, all within a friendly mews community. With two train stations within easy walking distance, commuting is straightforward, and the house sits within the catchment area for highly regarded primary and secondary schools.

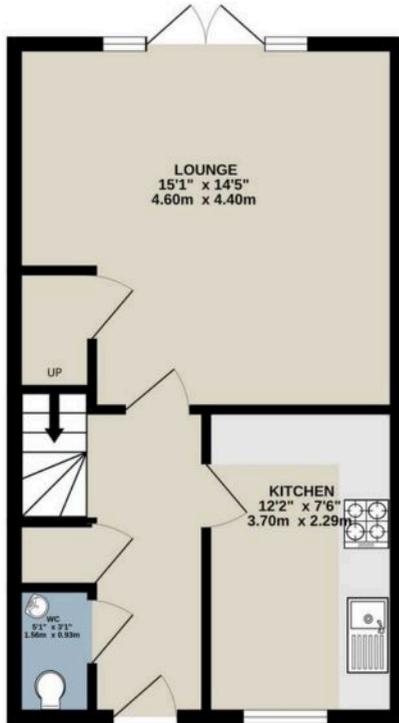
Council Tax band: B

Tenure: Freehold

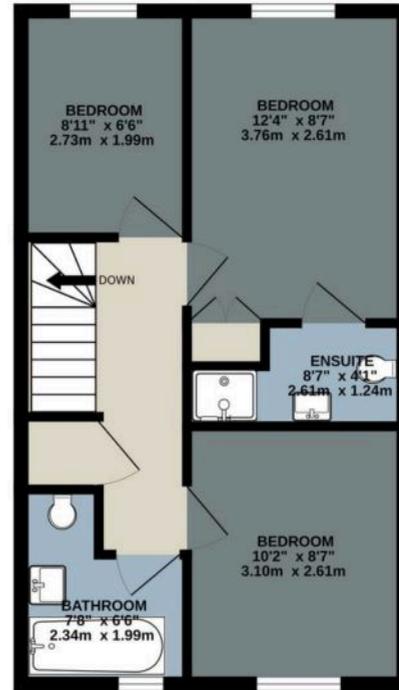
EPC Energy Efficiency Rating: C



GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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