





42 Flowery Field, Stockport

£850,000 Freehold

RENOVATION INCLUDING NEW ROOF, NEW ELECTRICS, RE-PLUMBING AND NEW BOILER • SEPERATE SUMMER HOUSE • IMMACULATE FINISH THROUGHOUT • HIGH-SPECIFICATION THROUGHOUT INCLUDING GRANITE WORKTOPS AND KARNDEAN FLOORING • SOUTH-FACING REAR GARDEN • ARRANGED OVER FOUR FLOORS • FOUR BEDROOMS, TWO BATHROOMS

LEIGHTON SNOW
INDEPENDENT ESTATE AGENTS

Impeccable detailing with precise and considered renovations to create a dream home. Arranged over four floors with family at the heart of the decisions in style, space and layout. This beautiful home offers versatile and truly stunning workmanship throughout having been extensively renovated, remodelled and extended by its current owner. Sitting on the tranquil tree-lined Flowery Fields this glorious home offers a peaceful location with the benefit of super transport links and amenities close-by.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

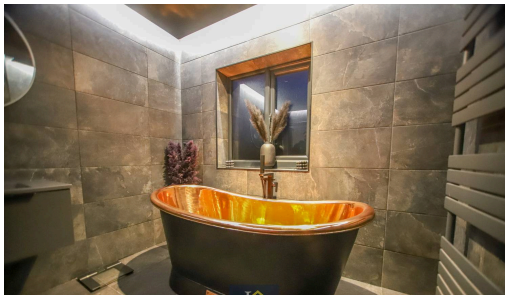
EPC Environmental Impact Rating: E





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TOTAL FLOOR AREA : 2313 sq.ft. (214.9 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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This home is bursting with character with its recent renovations sympathetically modernising the space to sit seamlessly alongside the period charm of the original house. Cornicing and staircases have been replicated and repeated, stained glass has been encapsulated in double glazing and fireplaces have been restored and showcased in all their glory. The hub of the home is the extended rear with a sleek kitchen sitting under vaulted ceilings. A central island is adorned with one large piece of granite that drapes over to create a unique vein. High-end NEFF appliances are integrated and help maintain the modern feel. Karndean flooring runs through the ground floor providing a durable and stylish finish. The living room boasts a one-of-a-kind hand painted mural- a style only a space with such grandeur could facilitate. The lower ground floor offers a further reception room, currently home to a snug cinema room. Utility room, storage room, WC and boot area offer practicality alongside such impressive and luxurious spaces.
The first floor boasts three of the four bedrooms and the decadent family bathroom. Two of these bedrooms are large doubles and offer bespoke fitted wardrobes and charming fireplaces. At the front a bay window provides additional floorspace whilst the rear bedroom offers beautiful views over the garden. The bathroom commands attention with a handmade copper bath sat amongst Porcelanosa tiling and a floating ceiling. Black WC with hidden cistern blends seamlessly into the walls with a black wash hand basin and walk-in shower offering a stylish and unique feel. The top floor boasts the master suite with a large double bedroom with an array of skylights flooding the room with natural light. The room opens into a contemporary en-suite shower room.

Externally the garden is landscaped with fencing adorned with fruit trees of plums, apples and pears. A raised pond provides a tranquil feature with a wooden pergola allowing a superb BBQ area. Astro turf keeps the maintenance low and leads to the concrete base and bespoke wooden summer house. Fully-insulated with heating and electrics the space is currently used as a gym but would equally suit a home office or teenagers den. Aside this is a large storage room.



