



# SANDY LANE

ROMILEY





Welcome to this exceptional six-bedroom, four-bathroom semi-detached house - modern luxury and perfectly designed for contemporary family living. From first glance, the property captivates with its attractive brickwork, characterful solid oak wooden porch detail, and elegant large windows that flood the interiors with natural light. A beautifully landscaped front garden and spacious driveway provide a grand approach, complemented by a stylish modern front door with sleek glass panelling and a characterful wooden porch detail.



Step inside and experience a home where thoughtful design and high-quality finishes create a welcoming and sophisticated ambience at every turn. The heart of the home is an expansive open-plan living area, seamlessly integrating a modern kitchen, dining, and lounge space - an ideal setting for both family life and entertaining.





The kitchen boasts sleek units, a generous central island with seating, and a suite of integrated Neff appliances plus Quooker hot water tap. All illuminated by abundant natural light streaming through large windows and contemporary pendant lighting. Bi-folding doors leading effortlessly onto a spacious patio, blurring the boundaries between indoors and outdoors for a true sense of indoor-outdoor living.



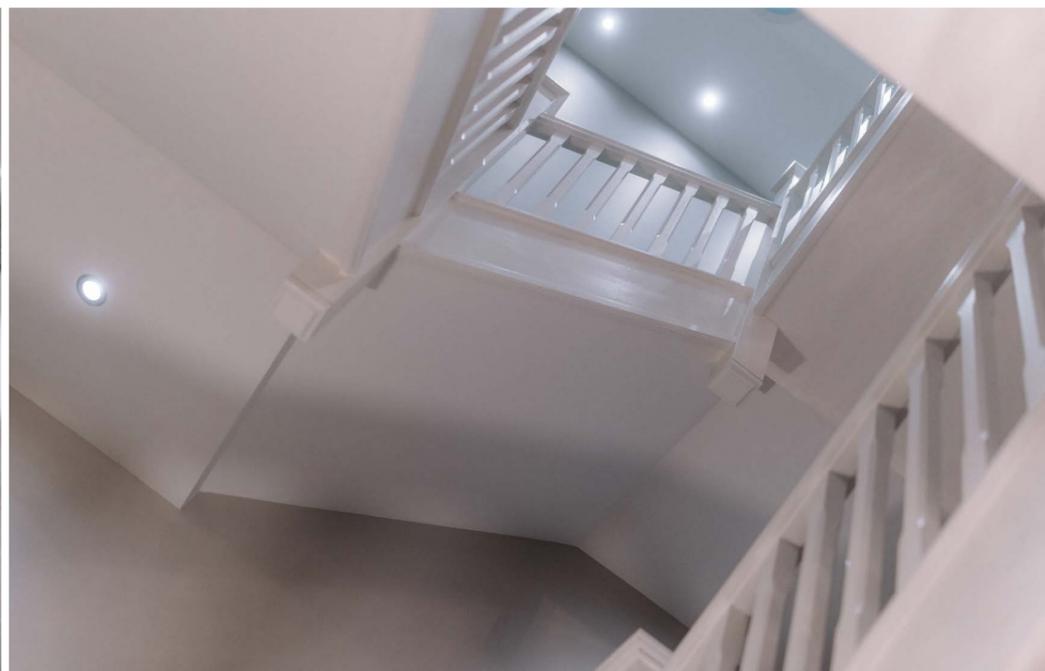


The lounge area is anchored by a limestone fireplace and a stylish Charlton and Jenrick, self cleaning wood-burning stove, offering warmth and comfort on cooler evenings. Elegant Karndean flooring throughout, complemented by plush carpeting in key rooms, adds style and practicality.





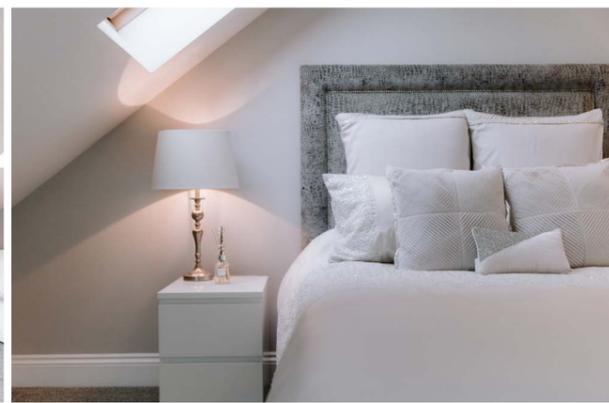
The impressive modern staircase, complete with decorative lighting, and carpeted steps, ascends to the upper floors, where a series of skylights and Velux windows ensure every landing and hallway feels bright and airy. The six bedrooms are each designed as tranquil retreats, boasting neutral decor, plush carpeting, and ample space for all of your storage solutions. Large windows and skylights create light-filled spaces, perfect for relaxation and personalisation. Features such as chic bespoke headboards, modern bedside lamps, and thoughtfully arranged reading nooks imbue each room with comfort and character.







The Principal bedroom boasts a dedicated walk in dressing area and stunning en suite shower room with a double sink for that extra touch of luxury.





All four bathrooms present a blend of style and functionality, featuring, floating vanity units, spacious walk-in showers with sleek glass enclosures, and contemporary fixtures. Elegant tiling, chrome fittings, and large windows ensure these spaces are both bright and serene - offering a spa-like experience every day.



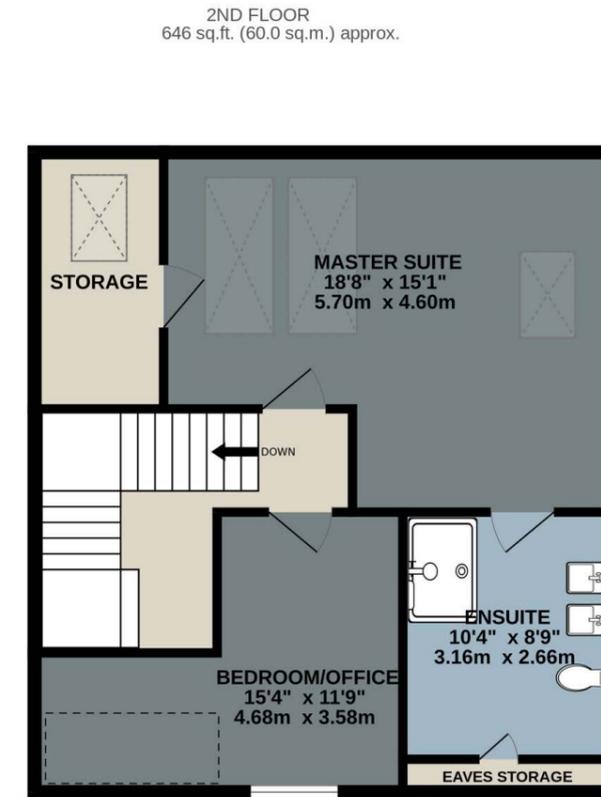
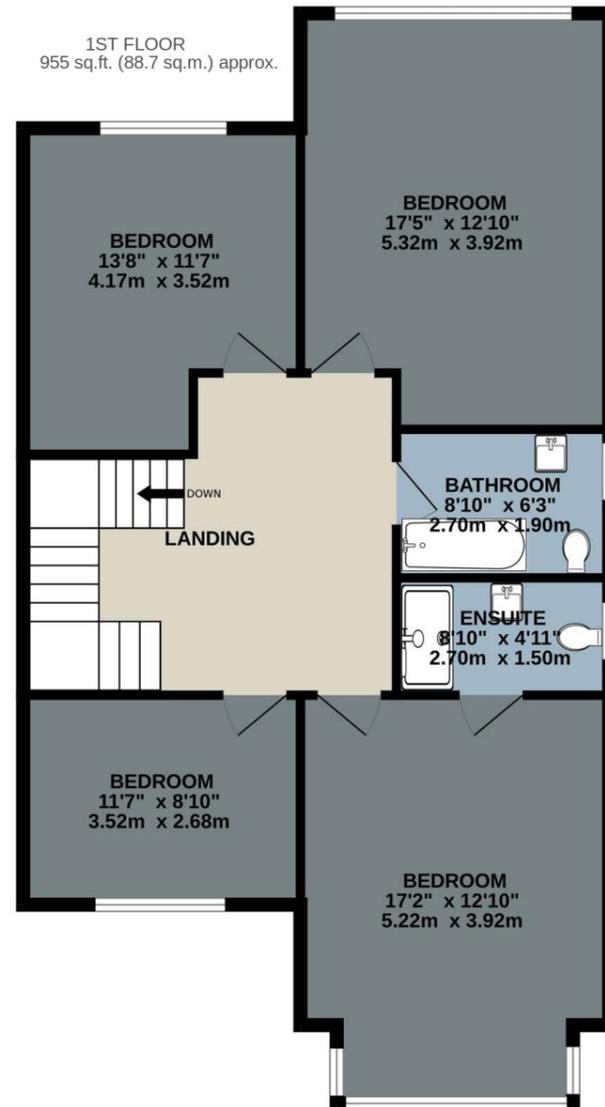
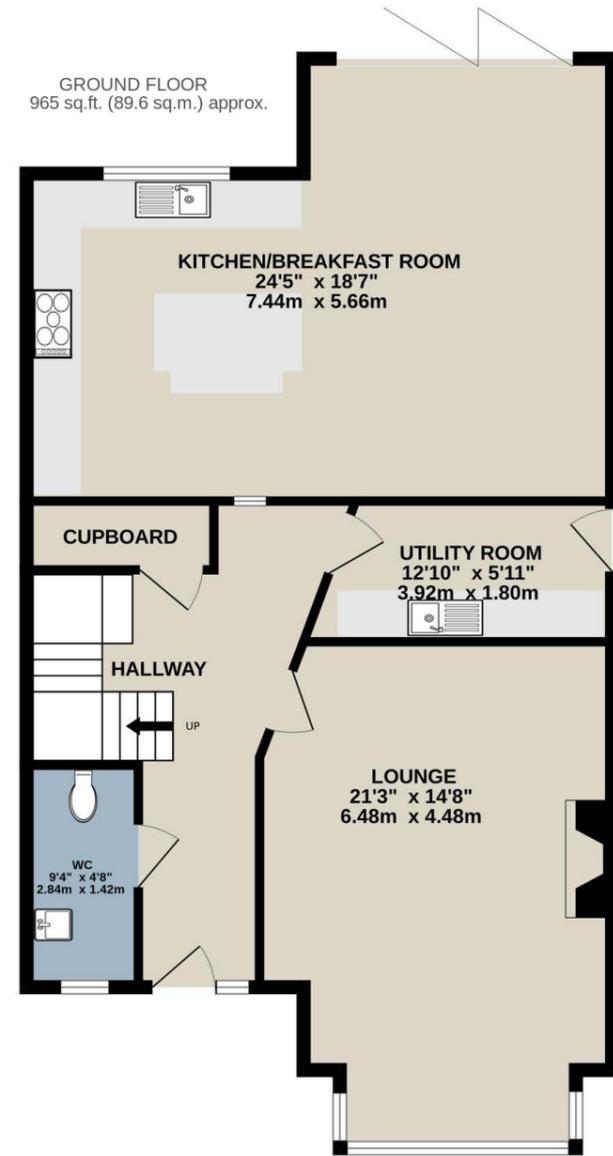


This home is designed to make family life easy and enjoyable, with a host of additional features that elevate its appeal. The generous rear garden is a true sanctuary - a well-maintained lawn offers ample space for children to play, pets to roam, and adults to relax on the spacious patio and enjoy the BBQ and a cool drink.



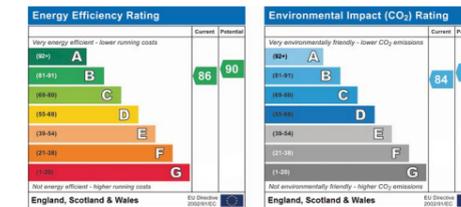
There are a range of independent shops, beauty salons, and a small Sainsburys for a last-minute tea. If you like to escape the hum drum of everyday life there are some lovely walks from your front door out into the countryside, or head to nearby Etherow Country Park where you can feed the ducks, enjoy a latte and head out to the waterfall and beyond. Further afield the Peak District is within easy reach where there is a plethora of beautiful places to visit and explore. There are some excellent local schools and nurseries, buses to private schools are also available in the village if that's your choice of education. We would love to welcome you to Sandy Lane. Please download our brochure for more stunning photographs and information.





TOTAL FLOOR AREA : 2565 sq.ft. (238.3 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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## KEY FEATURES

- Immaculate home with high specification fixtures and fittings
- Modern German kitchen with island and integrated appliances
- Open plan living area
- Bi-folding doors to garden Four stylish bathrooms
- Spacious south facing garden with patios and dining areas
- Off-road parking for several cars
- Stunning family home in a central location
- Limestone fireplaces with Charlton & Jenrick duel fuel stoves





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