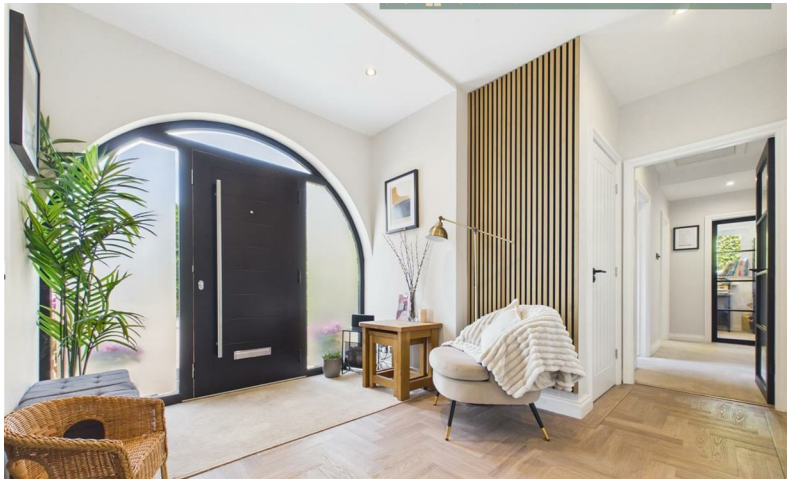




MCDERMOTT & CO
THE PROPERTY AGENTS



£795,000

Highfield North Rise, Greenfield, Saddleworth, OL3 7ED

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McDermott & Co are proud to present this exceptional four-bedroom detached home, occupying a generous mature plot on a private road in the sought after Greenfield village.

This executive home is truly a hidden gem, beautifully presented throughout and extending to approximately 1,663 sq ft, offering versatile single-storey living, comprising an impressive entrance hallway, contemporary kitchen, dining area, open-plan lounge, separate sitting room, utility room, four bedrooms, with en-suite shower room to master, family bathroom and additional WC.

Boasting a substantial driveway providing off-road parking for up to four vehicles, an attached garage and beautifully landscaped wraparound gardens. A superb resin-bound terrace offers the perfect space for outdoor dining and entertaining, whilst mature lawns and established planting create a private and tranquil setting.

Hallway

13'0 x 9'10 (3.96m x 3.00m)
An impressive and exceptionally spacious entrance hallway, setting the tone for the quality and style found throughout the home. Flooded with natural light via the striking arched entrance doorway with glazed side panels, the space creates a superb first impression upon entering.
Beautifully presented throughout, the hallway features herringbone-style flooring, contemporary décor, recessed spotlighting and a stunning slatted feature wall, adding both character and modern elegance. The generous proportions provide ample space for furnishings and welcoming reception areas, whilst a radiator ensures comfort throughout the year.
Providing access to the principal accommodation, this bright and inviting space serves as the heart of the home, effortlessly combining practicality with luxurious design.

Dining Room

A superb formal dining area positioned at the heart of the home, perfectly linking the kitchen and open-plan lounge to create an ideal space for both everyday family life and entertaining. Flooded with natural light from the large picture window overlooking the gardens, the room enjoys a bright and welcoming atmosphere throughout.
Beautifully presented with herringbone-style flooring, contemporary décor, radiator and feature pendant lighting, the space comfortably accommodates a large dining table and chairs, making it ideal for hosting family gatherings and dinner parties. Open access to the kitchen and lounge enhances the sociable feel of the home, whilst the attractive garden outlook provides a delightful backdrop.

Lounge

32'2 x 9'7 (9.80m x 2.92m)
A stunning open-plan lounge positioned just off the dining area, creating a superb flow throughout the home and providing an exceptional space for both everyday living and entertaining. Flooded with natural light from the impressive roof lantern, French doors and large picture windows, the room enjoys a bright and airy atmosphere whilst offering attractive views over the gardens.
Beautifully presented throughout, the space features herringbone-style flooring, contemporary décor, recessed spotlighting, a radiator and stylish slatted feature panelling, adding character and modern elegance. The French doors provide seamless access onto the expansive rear terrace, effortlessly blending indoor and outdoor living, whilst glazed double doors lead through to a separate sitting room, offering flexibility for both open-plan living and more formal entertaining.
With ample room for a variety of seating arrangements, this impressive reception space perfectly combines comfort, style and functionality, creating a wonderful environment for relaxation and socialising alike.

Sitting Room

8'10 x 17'0 (2.69m x 5.18m)
A beautifully presented and inviting reception room, offering a more intimate space for relaxation whilst remaining connected to the open-plan living areas via glazed double doors. Enjoying pleasant views over the gardens through a large picture window, the room is flooded with natural light, creating a warm and welcoming atmosphere.
Finished with fitted carpeting, a radiator, ceiling light point and contemporary décor, the sitting room provides ample space for comfortable seating and family gatherings. The striking feature wallpaper adds character and style, creating an attractive focal point within the room.
Perfect as a formal sitting room, snug or media room, this versatile space offers a peaceful retreat whilst complementing the sociable layout of the home.

Kitchen

9'6 x 14'4 (2.90m x 4.37m)
A beautifully appointed contemporary kitchen, thoughtfully designed to combine style and practicality. Fitted with an extensive range of shaker-style wall and base units in contrasting tones, complemented by granite worktops throughout, decorative tiled splashbacks and brushed brass-effect handles, the kitchen

offers excellent storage and preparation space.
High-quality integrated appliances include double Neff Slide & Hide ovens, an integrated fridge and freezer, and a separate gas hob with extractor hood above. The inset sink unit is perfectly positioned beneath a large window overlooking the gardens, flooding the space with natural light.
Finished with herringbone-style flooring, contemporary lighting and neutral décor throughout, the kitchen seamlessly opens into the dining area, creating a sociable layout ideal for both everyday family life and entertaining. A beautifully presented and functional space that forms an integral part of this impressive home.

Utility

9'6 x 12'11 (2.90m x 3.94m)
A substantial and beautifully appointed utility room, finished to the same high standard as the kitchen and providing excellent additional storage and workspace. Fitted with an extensive range of shaker-style wall and base units, complemented by granite worktops, the room offers ample preparation space together with an inset sink unit and plumbing for both a washing machine and tumble dryer.
Flooded with natural light via a skylight and window overlooking the gardens, the room benefits from herringbone-style flooring, recessed spotlighting, a radiator and contemporary décor throughout. A rear access door provides convenient access to the outside, whilst the generous proportions create an ideal boot room and laundry space, perfect for busy family living.
A practical yet stylish addition to the home, enhancing both the functionality and quality of the accommodation on offer.

Bedroom One

13'4 x 13'6 (4.06m x 4.11m)
A stunning principal bedroom suite, beautifully presented and generously proportioned, offering a luxurious retreat within the home. Flooded with natural light from the large window overlooking the gardens, the room benefits from fitted carpeting, contemporary décor, recessed spotlighting and a stylish vertical radiator.
A striking slatted feature wall creates an attractive focal point behind the bed, whilst a comprehensive range of fitted open wardrobes and hanging space provides excellent storage and organisation. The generous proportions allow ample room for additional furnishings, creating a bright and relaxing environment perfectly suited to modern living.
Further enhanced by direct access to the en-suite shower room, this exceptional principal bedroom combines comfort, style and practicality in equal measure.

En-suite

5'8 x 9'0 (1.73m x 2.74m)
A stunning contemporary en-suite shower room, finished to an exceptional standard with high-quality fixtures and fittings throughout. Comprising a spacious walk-in shower enclosure with rainfall shower and separate handheld attachment, low-level WC and a stylish floating vanity wash hand basin incorporating useful storage.
Beautifully appointed with marble-effect wall and floor tiling, a feature illuminated mirror, contemporary black fittings and a designer heated towel radiator, the room exudes a luxurious hotel-style feel. A frosted window to the side elevation provides natural light and ventilation, whilst recessed spotlighting enhances the bright and modern finish.
A superb addition to the principal bedroom, perfectly combining style, comfort and practicality.

Bedroom Two

10'3 x 12'4 (3.12m x 3.76m)
A spacious and beautifully presented double bedroom, enjoying an attractive outlook over the rear gardens through a large picture window which floods the room with natural light. Finished in a contemporary style, the room benefits from fitted carpeting, a radiator, recessed spotlighting and tasteful décor throughout.
Offering ample space for a double bed and additional furnishings, the room also features fitted wardrobe

Directions

