



## 10 Lodge Bank, Hadfield

£395,000 Freehold

FREEHOLD & CHAIN FREE • Detached Family Home • Four Bedroom (three double) • En-suite to Main & Family Bathroom • Two Reception Rooms plus Conservatory • Spacious Kitchen/Diner with Utility/Pantry • Cul-de-Sac Position • Driveway for Off Road Parking • Private Rear Garden • Close to Hadfield Village and Railway Station



## FREEHOLD & CHAIN FREE

Situated in a desirable position on Lodge Bank in Hadfield, this impressive four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living. Thoughtfully extended, the property benefits from a garage conversion and a conservatory, creating additional reception space and a flexible layout to suit a range of needs.

At the heart of the home is a true kitchen diner, perfect for everyday living and entertaining, while the cosy lounge is enhanced by a wood-burning stove, adding warmth and character. The property offers four bedrooms in total, including three generous double bedrooms, with the principal benefiting from an ensuite, alongside a well-appointed family bathroom.

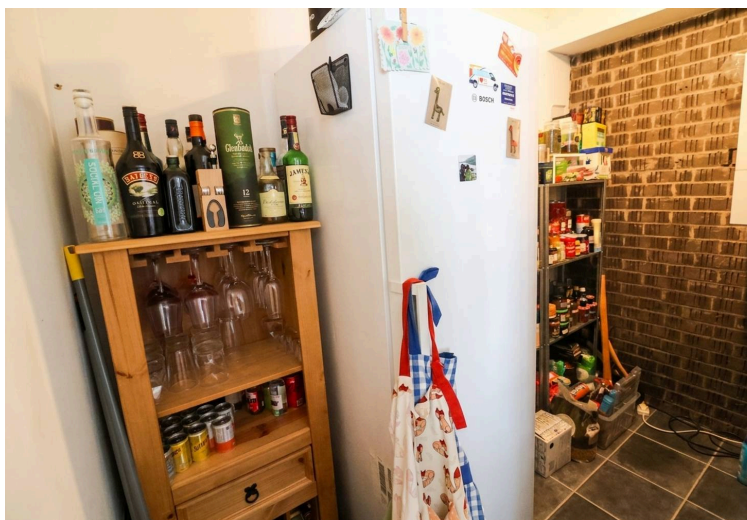
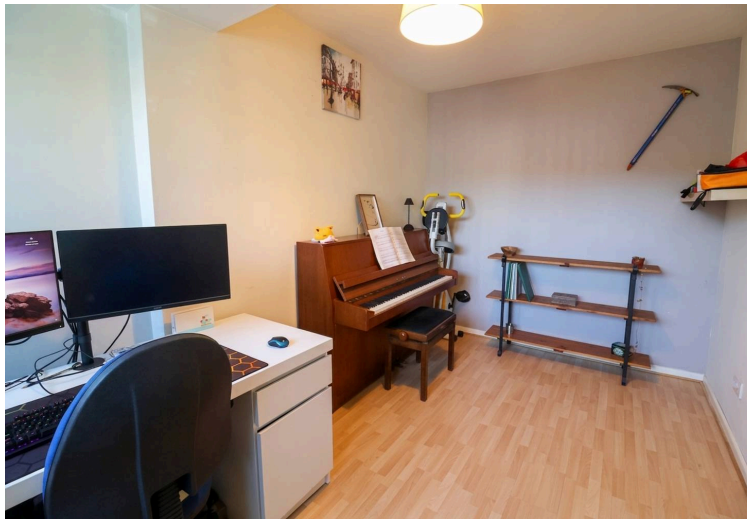
Externally, to the front is a driveway providing off-road parking, while to the rear is a private and fully enclosed garden, ideal for families and outdoor enjoyment, complete with a useful storage shed. The home also enjoys attractive countryside views, offering a pleasant semi-rural feel.

Hadfield itself is a popular and well-connected village, known for its strong community, access to excellent local amenities, and proximity to well-regarded schools. The nearby Hadfield railway station offers convenient links for commuters, while the surrounding countryside provides an abundance of scenic walks and outdoor pursuits right on your doorstep.

This is a fantastic opportunity to acquire a well-presented, spacious family home in a sought-after location combining village charm with everyday convenience.

Council Tax band: D

Tenure: Freehold



### Entrance porch

4' 6" x 3' 3" (1.37m x 0.98m)

External door to porch with ceiling light point, timber glazed door to hallway

### Hallway

Stairs from the ground to the first floor, internal doors to the ground floor accommodation.

### Lounge

12' 2" x 12' 10" (3.72m x 3.91m)

A generously sized lounge with uPVC double-glazed bay window to the front elevation, wall-mounted radiator, ceiling light point, woodburning stove, and internal door through to the kitchen/diner.



### Kitchen diner

9' 5" x 24' 6" (2.87m x 7.47m)

A spacious kitchen diner with a range of fitted kitchen units with contrasting splashback work surfaces and splashback tiling, integrated eye level oven and grill, four ring gas hob with over hob extractor fan, stainless steel sink and draining unit, integrated full-sized dishwasher, integrated fridge and freezer, uPVC double glazed window to the rear elevation, ceiling light points x 3, dining area with wall mounted radiators x 2 and patio doors x 2 providing access to the conservatory, under stair storage cupboard, access to utility room/pantry with wall mounted Worcester boiler.



### Utility / Pantry

8' 2" x 6' 0" (2.48m x 1.84m)

Wall-mounted Worcester combination boiler, plumbing





#### Utility / Pantry

8' 2" x 6' 0" (2.48m x 1.84m)

Wall-mounted Worcester combination boiler, plumbing for an automatic washing machine, space for a tall fridge freezer, ceiling light point, and space for a condensing tumble dryer.

#### Conservatory

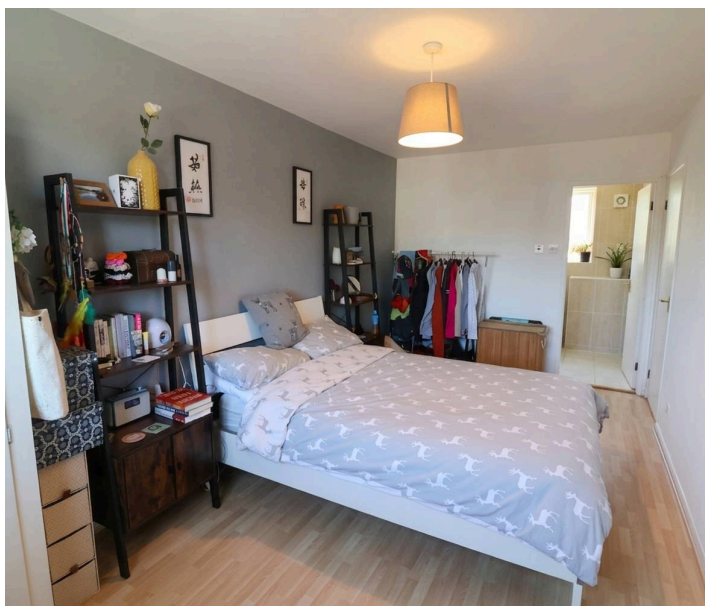
14' 7" x 8' 4" (4.44m x 2.53m)

Narrowing to 1.26m uPVC double-glazed conservatory to the rear elevation with a power points and a wall-mounted radiator.

#### Reception 2

7' 9" x 12' 1" (2.36m x 3.68m)

A versatile second reception with uPVC double-glazed window to the front elevation, wall-mounted radiator, and ceiling light point.



#### Main bedroom

16' 3" x 8' 2" (4.96m x 2.49m)

A generous double bedroom with uPVC double-glazed window to the front elevation with countryside views, wall-mounted radiator, ceiling light point, and internal door to the ensuite.



### **Ensuite**

5' 1" x 8' 1" (1.55m x 2.46m)

A three-piece suite comprising: low-level WC, sink cabinet unit and shower, floor to ceiling splashback tiling, wall-mounted radiator, ceiling spotlights, extraction fan, uPVC double-glazed window to the rear elevation.

### **Bedroom 2**

9' 2" x 9' 1" (2.80m x 2.78m)

A further double bedroom with uPVC double-glazed window to the rear elevation, wall-mounted radiator, ceiling light point.

### **Bedroom 3**

13' 3" x 9' 2" (4.05m x 2.79m)

A further double bedroom with uPVC double-glazed window to the front elevation with far-reaching countryside views, wall-mounted radiator, ceiling light point.

### **Landing**

Stairs from the ground to the first floor with a ceiling light point and a loft access point.





#### **Bedroom 4**

5' 7" x 9' 4" (1.70m x 2.85m)

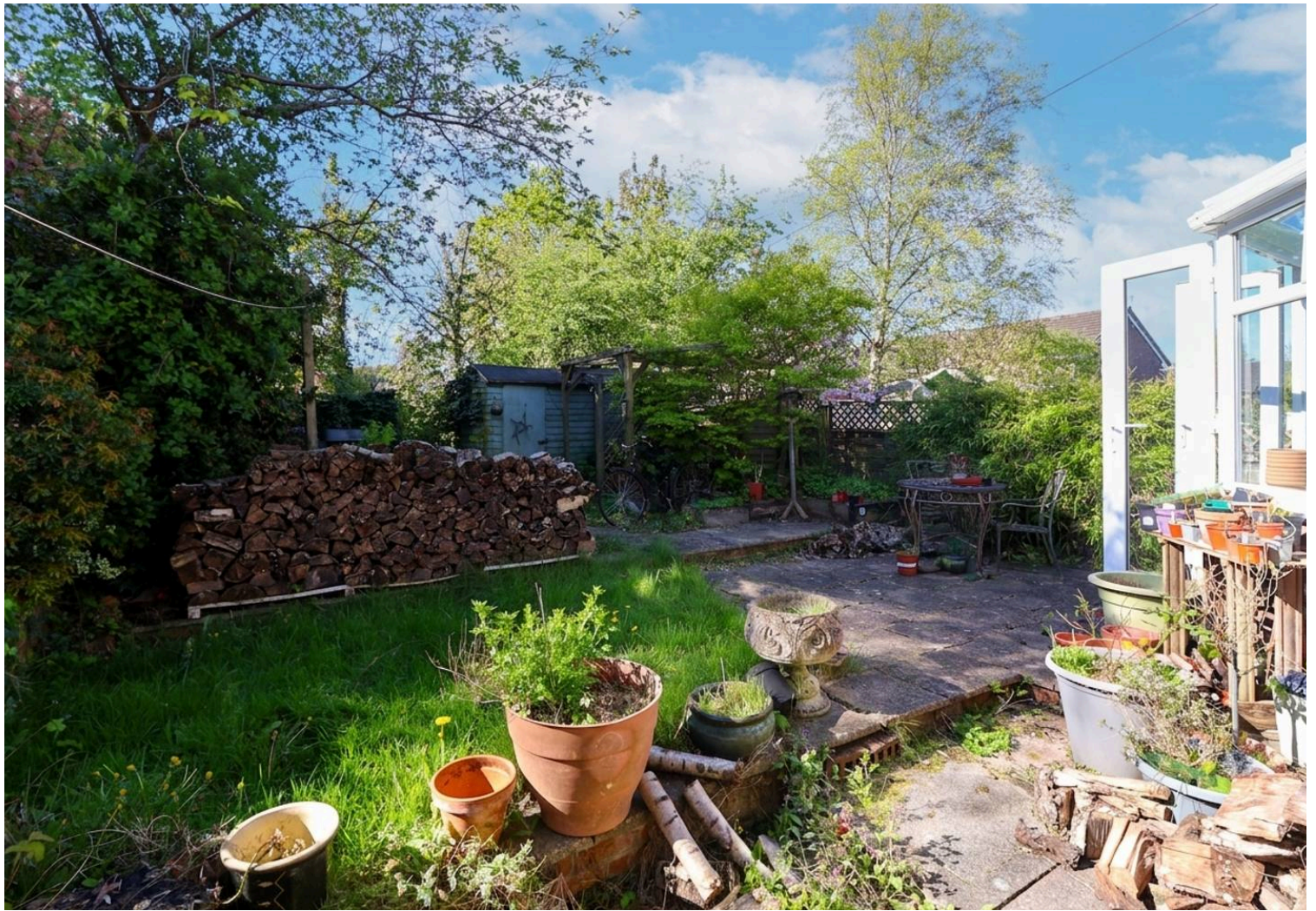
uPVC double-glazed window to the front elevation, wall-mounted radiator, ceiling light point, airing cupboard.

#### **Bathroom**

5' 7" x 5' 0" (1.70m x 1.52m)

A three-piece suite comprising a closed couple WC and sink with mixer tap and bath with over bath shower, splashback tiling, wall-mounted chrome heated towel rail, uPVC double-glazed window to the rear elevation, ceiling spotlights extraction fan.





## **GARDEN**

Externally, to the front is a driveway providing off-road parking, while to the rear is a private and fully enclosed garden, ideal for families and outdoor enjoyment, complete with two useful storage sheds one with power. The home also enjoys attractive countryside views, offering a pleasant semi-rural feel.



GROUND FLOOR  
APPROX. FLOOR  
AREA 718 SQ.FT.  
(66.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 551 SQ.FT.  
(51.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1269 SQ.FT. (117.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.