



## Plot 27 Lynbrook, Uplands Hadfield, Glossop, SK13 2NX

Prices From £409,950

- Register Your Interest NOW
- Contemporary Kitchen with Premium Appliances
- 1321Ft Square
- Large Separate Lounge Area
- Four Bedroom Generously Sized Semi Detached
- Private Driveway for 2 Cars

# Uplands Hadfield, SK13 2NX

REGISTER YOUR INTEREST NOW !

The Lynbrook is a generously sized four-bedroom semi-detached home, thoughtfully designed to offer the perfect balance of space and modern practicality for today's lifestyle. Spanning 1,321 sq ft across three-storeys at the rear and two at the front, this property is a must-see for discerning buyers



Council Tax Band:



## A Perfectly Designed Home for Modern Family Living

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The lower ground floor features a beautiful open-plan kitchen, dining, and family area, perfect for both relaxing and entertaining. French doors open directly onto the patio and garden, creating a seamless connection between indoor and outdoor living.

On the ground floor, you'll be welcomed by a spacious entrance hallway that leads to a generous living room with views overlooking the private garden. This level also features a comfortable double bedroom, a convenient WC, and a separate boot / utility room. Designed for modern family living, this layout offers plenty of room for everyday comfort and relaxation.

### Key Features:

- Spacious 1,321 sq ft four bedroom semi-detached home
- Contemporary kitchen with premium appliances, including a Bosch double oven, 4-ring gas hob, and integrated fridge-freezer
- Open plan kitchen / dining and family room with French doors leading to the patio and garden
- Porcelanosa tiles as standard
- Square profile bathroom sanitaryware throughout for a modern and sleek finish
- Ground floor WC for convenience
- Master bedroom with en-suite
- Large separate lounge area
- Boot / utility room
- Private driveway for two cars

Accommodation over three floors

Limited availability - register today

Register now to experience the perfect blend of luxury and family living. Designed with modern family living in mind. The Lynbrook offers both style and versatility in a stunning location.

### Please Note

(For illustrative purposes only. Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.)

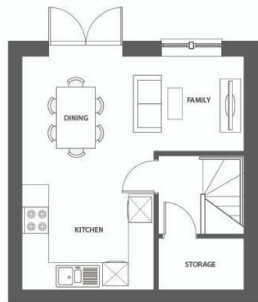




## The Lynbrook | 4 BEDROOM SEMI-DETACHED

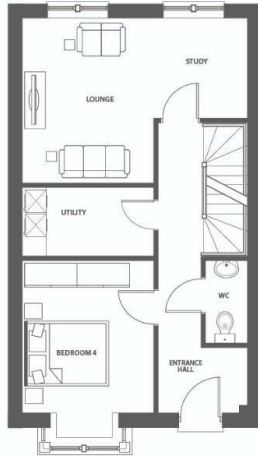
**Uplands**  
WOOLLEY BRIDGE, HADFIELD

**INTERNAL FLOOR AREAS:**  
LOWER GROUND FLOORS 28.20 M<sup>2</sup> | 303.50 FT<sup>2</sup>  
UPPER GROUND FLOOR 47.70 M<sup>2</sup> | 513.47 FT<sup>2</sup>  
FIRST FLOOR 46.92 M<sup>2</sup> | 505.01 FT<sup>2</sup>  
TOTAL 122.82 M<sup>2</sup> | 1,321.98 FT<sup>2</sup>



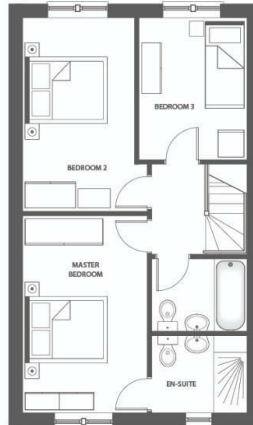
### LOWER GROUND FLOOR

KITCHEN, FAMILY / DINING 5.50M X 5.20M | 18'0" X 17'0"  
(MAX ROOM SIZE)



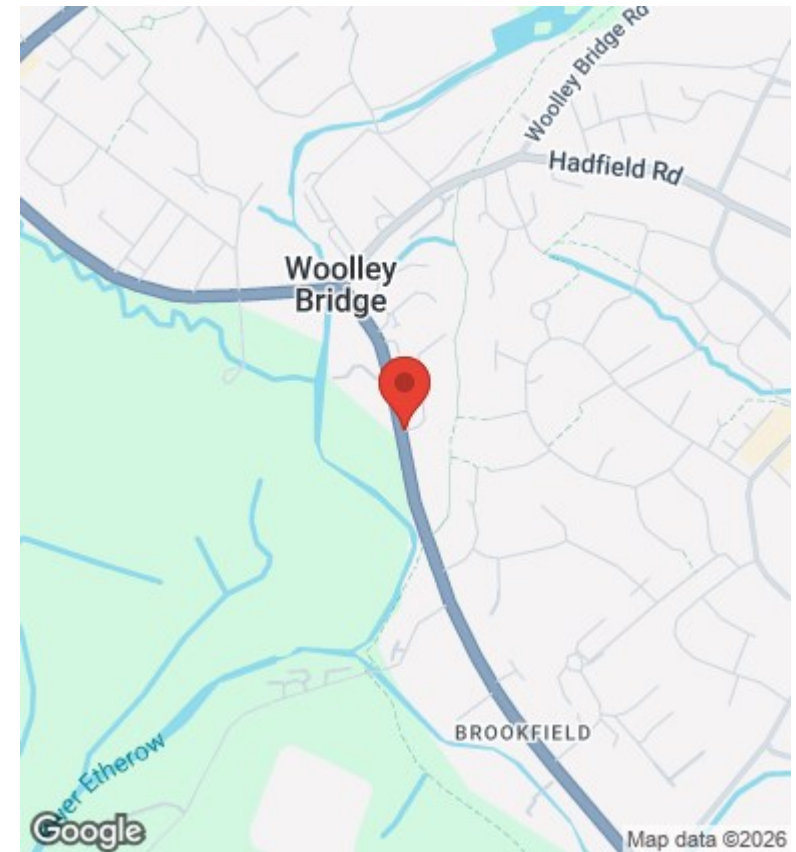
### UPPER GROUND FLOOR

LOUNGE / STUDY 3.80M X 5.20M | 12'5" X 17'0"  
BEDROOM 4 3.10M X 4.15M | 10'2" X 13'7" (MAX ROOM SIZE)  
UTILITY 3.10M X 1.60M | 10'2" X 5'3"



### FIRST FLOOR

MASTER BEDROOM 4.60M X 2.90M | 15'1" X 9'6"  
ENSUITE 2.20M X 1.75M | 7'2" X 5'8"  
BEDROOM 2 2.90M X 4.50M | 9'6" X 14'9" (MAX ROOM SIZE)  
BEDROOM 3 3.30M X 2.50M | 10'9" X 8'2" (MAX ROOM SIZE)  
BATHROOM 2.20M X 1.75M | 7'2" X 5'8"



## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## Council Tax Band

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |