



**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£680,000**

4 Low Grove Lane, Greenfield, Saddleworth, OL3 7LA

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McDermott & Co are delighted to present this superb extended four-bedroom detached family home, occupying an attractive elevated position on the highly sought-after Low Grove Lane, in Greenfield village.

Beautifully presented throughout and extending to approximately 1,946 sq ft, this spacious home offers versatile accommodation arranged over three levels. Accessed via an elevated entrance, the main living floor comprises a stunning open-plan kitchen, dining and living area, a spacious lounge, home office/ bedroom four and modern WC.

To the upper floor are three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, complemented by a stylish family bathroom. The lower ground floor provides additional flexible living space, featuring a generous snug/family room, utility room and integral garage.

## Hallway

3'8 x 15'5 (1.12m x 4.70m)  
Accessed via an elevated entrance, this welcoming and beautifully presented hallway creates an impressive first impression of the home. Featuring stylish herringbone flooring, contemporary lighting, a radiator and neutral décor throughout, the spacious landing is flooded with natural light and provides access to the principal accommodation on this level. Staircases lead to both the first floor and the lower ground floor, creating a practical and versatile layout. A bright and elegant central space that perfectly reflects the quality and finish found throughout the property.

## Lounge

11'8 x 15'8 (3.56m x 4.78m)  
A beautifully presented and generously proportioned principal reception room, finished in a contemporary style and flooded with natural light via French doors opening onto the front balcony. The room offers ample space for a range of seating arrangements and benefits from attractive herringbone-effect flooring, neutral décor and pleasant leafy views, creating a bright and welcoming space ideal for both relaxing and entertaining. A real focal point of the home, the lounge combines comfort and elegance whilst seamlessly complementing the property's modern family lifestyle.

## Kitchen/Dining Room/ Living area

23'3 x 19'0 (7.09m x 5.79m)  
Undoubtedly the heart of the home, this stunning open-plan kitchen, dining and living area has been thoughtfully designed to provide the perfect balance of luxury, practicality and contemporary family living. Flooded with natural light from two large skylights, patio doors and an impressive feature window overlooking the rear garden, the space enjoys a bright and airy feel throughout. The high-specification kitchen is fitted with a comprehensive range of sleek high-gloss wall and base units, complemented by contrasting work surfaces and a substantial central island incorporating breakfast bar seating. A range of integrated appliances, including double ovens, induction hob with contemporary extractor hood, and ample storage solutions, combine to create a stylish yet functional cooking environment, also benefiting from underfloor heating throughout. The dining area offers an excellent space for family meals and entertaining, with French patio doors providing seamless access to the rear decking and garden beyond. Meanwhile, the comfortable living area provides the perfect place to relax whilst enjoying attractive garden views. Finished with tiled flooring, recessed spotlighting, under-unit lighting and contemporary décor throughout, this exceptional open-plan space perfectly caters for modern lifestyles and is certain to be a favourite gathering place for family and friends alike.

## WC

6'2 x 3'2 (1.88m x 0.97m)  
A stylish and modern two-piece ground floor cloakroom fitted with a low-level WC and contemporary vanity wash hand basin with storage beneath. Benefiting from herringbone-effect flooring, a chrome heated towel radiator, contemporary lighting and a frosted window providing natural light and ventilation. Beautifully presented throughout, this practical space has been finished to a high standard and complements the quality found elsewhere within the home.

## Office/Fourth Bedroom

7'1 x 8'11 (2.16m x 2.72m)  
A versatile and well-proportioned home office, ideally suited to modern remote working. Enjoying views to the front elevation via a large window fitted with Venetian blinds, the room benefits from an abundance of natural light and a pleasant working environment. Fitted with a comprehensive range of bespoke office furniture incorporating a generous desk, drawers, cupboards and display shelving, the space offers excellent storage and functionality. Finished with neutral décor, ceiling lighting and a radiator, this adaptable room could also be utilised as a fourth bedroom, nursery or hobby room if desired.

## Stairs to Ground Floor

11'6 x 6'5 (3.51m x 1.96m)  
A well-presented staircase with fitted carpet, spindle balustrade and neutral décor, providing access from the entrance level to the lower ground floor accommodation. The area benefits from ceiling lighting and creates a seamless connection between the living spaces, further enhancing the versatile split-level layout of the home.

## Utility

8'2 x 6'5 (2.49m x 1.96m)  
A superb addition to the home, this well-appointed utility room provides excellent supplementary workspace and storage, helping to keep the main kitchen clutter free. Fitted with a range of contemporary wall and base units, complementary work surfaces and a stainless-steel sink unit, the room also offers dedicated space and plumbing for laundry appliances. Further benefits include under-unit lighting, contemporary flooring, a radiator and ceiling lighting. Generously proportioned and finished to a high standard throughout, this practical space is ideal for managing day-to-day household tasks whilst providing valuable additional storage.

## Snug/Family Room

19'0 x 9'9 (5.79m x 2.97m)  
A beautifully presented and highly versatile reception room, currently utilised as a snug and entertainment space. Generously proportioned and finished to an excellent standard throughout, the room benefits from contemporary décor, fitted carpeting, recessed spotlighting and a radiator, creating a warm and inviting atmosphere. A particular feature of the room is the extensive fitted storage, incorporating a range of wardrobes and mirrored sliding doors, providing exceptional practicality while enhancing the sense of space and light. Offering ample room for relaxation, hobbies or family activities, this adaptable space could also be utilised as a games room, cinema room, home gym or occasional guest accommodation to suit a buyer's individual requirements. A fantastic addition to the home, providing valuable extra living space ideal for modern family living.

## Garage

11'9 x 17'10 (3.58m x 5.44m)  
A generous integral garage providing secure parking, excellent storage and valuable additional workspace. Benefiting from an electrically operated up-and-over door, ceiling strip lighting and power points, the garage offers ample room for a vehicle alongside space for tools, bicycles and household storage. Accessible directly from the lower ground floor accommodation, this practical space further enhances the versatility and functionality of the home.

## Stairs & Landing

7'0 x 6'0 (2.13m x 1.83m)  
A bright and spacious first-floor landing accessed via a beautifully presented staircase with fitted carpeting and spindle balustrade. Benefiting from a loft access hatch, ceiling lighting and neutral décor throughout, the landing provides access to all three bedrooms and the family bathroom. The generous proportions and natural flow of the space further enhance the home's practical family layout, whilst the quality finish continues seamlessly from the floors below.

## Bedroom One

21'1 x 9'2 (6.43m x 2.79m )  
A superb principal bedroom suite, beautifully presented and generously proportioned, offering a luxurious retreat at the end of the day. Flooded with natural light from dual aspect windows enjoying attractive views, the room benefits from fitted carpeting, a radiator, ceiling lighting and contemporary décor throughout. A stunning feature slatted accent wall creates an impressive focal point, whilst the room also benefits from air conditioning for year-round comfort. Extensive fitted sliding wardrobes provide excellent storage solutions without compromising on space, and there is ample room for additional furnishings. Further enhanced by a stylish en-suite shower room, this impressive principal bedroom perfectly combines comfort, practicality and modern design.

# Directions

