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AWILSON estates

2 Ash Grove, Hyde, SK14 8HF

£675,000

This really is a special one! Welcome to Ash Grove, Hollingworth. The location itself feels incredibly tucked away, set behind private gates where you'll find a little enclave of just three properties, with this being the final home on the plot, giving it a wonderfully private and exclusive feel.

When the current owners bought the property, it was a three bedroom single storey property. Since then, they have completely transformed it, extending and reworking the accommodation to create an impressive six bedroom, four bathroom detached family home....and the result is simply stunning.

From the moment you step through the front door, you get a real feel for the scale of the home. The impressive double height feature window floods the entrance hall with natural light, while the layout gives you that lovely combination of spacious family living and plenty of individual space for everyone.

The heart of the home is undoubtedly the fantastic open plan dining and kitchen area. There's plenty of room for cooking, eating and spending time together, while the separate utility room takes care of all the practicalities of family life.

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Head upstairs and the sense of space continues.

The first floor is home to three excellent double bedrooms, including the master bedroom which has its own dressing area and en suite shower room. Bedroom Two also has an en suite, while the beautiful family bathroom provides a lovely finishing touch with its freestanding bath.

The galleried landing is another feature that really adds to the home. Rather than simply being somewhere to walk between bedrooms, it provides valuable additional space and would make a fantastic home office, study area or somewhere for the children to have their own little space.

And then there's the balcony.

Accessed from the master bedroom, it's one of those features that makes this home feel a little bit different. A private outdoor space of your own, whether that's somewhere to enjoy a morning coffee, sit out on a summer evening or simply throw open the doors and enjoy a little fresh air.

Then step outside and there's just as much to enjoy here. The garden is tiered, giving you a number of different areas to enjoy, with two separate patio seating areas.

The first sits directly off the lounge and makes a lovely spot for morning coffee or sitting out in the sunshine, while the rear patio has built in seating creating the perfect setting for a firepit. I can already picture summer evenings here, with friends and family gathered around, drinks in hand and the fire glowing as the evening goes on.

It's another part of the house that has clearly been thought about and designed for enjoying, rather than simply looking at.

Location

Ash Grove gives you the best of both worlds, with its wonderfully private setting feeling a world away from the hustle and bustle, while Hollingworth village and its everyday amenities are still close at hand. There are local shops, cafés and places to eat nearby, schools are within easy reach and Hyde and Glossop are both easily accessible. For those who love getting outdoors, the surrounding Longdendale countryside and Peak District landscapes are right on the doorstep, while the road links make getting towards Manchester and beyond nice and straightforward.

Hallway

21'5" x 20'7" (6.53m x 6.27m)
Stairs, double door, door to:

Lounge Area

16'2" x 23'7" (4.93m x 7.19m)
Window to rear. Fireplace with inset dual fuel log burning stove. Double doors to patio seating area. Steps up to dining area.

Dining Area

10'10" x 11'6" (3.30m x 3.51m)
Double doors to conservatory.

Conservatory

13'1" x 11'9" (3.99m x 3.58m)
Two windows to rear, window to side, double door.

Kitchen

14'4" x 21'4" (4.37m x 6.50m)
Fitted with matching range of base and eye level units with coordinating worktops over and matching breakfast bar.

Utility

5'4" x 11'6" (1.63m x 3.51m)
Plumbing for automatic washing machine. Window to rear.

Bedroom Four

13'10" x 13'11" (4.22m x 4.24m)
Window to front, double radiator, door to:

En-suite

5'4" x 7'7" (1.63m x 2.32m)
Shower. WC. Hand wash basin with vanity unit. Heated towel rail.

Bedroom Five
12'10" x 7'9" (3.91m x 2.36m)
Window to Front. Radiator. Ceiling light.

Bedroom Six
13'5" x 7'1" (4.09m x 2.16m)
Window to Rear. Radiator. Ceiling light.

WC
4'0" x 3'2" (1.22m x 0.97m)
WC and hand wash basin.

Stairs and Landing
17'5" x 15'5" (5.31m x 4.70m)
Window to front elevation. Door to:

Master Bedroom
9'11" x 11'4" (3.02m x 3.45m)
Window to front. Double doors leading to balcony. Open Plan with:

Dressing Area
9'11" x 10'11" (3.02m x 3.33m)
Window to front. Fitted robes. Door to:

En-suite Shower Room
5'4" x 11'6" (1.63m x 3.51m)
Shower enclosure. WC. Hand wash basin with vanity unit. Heated towel rail.

Balcony
13'11" x 11'8" (4.24m x 3.56m)
Laid with artificial lawn. Glass balustrades.

Bedroom Two
11'1" x 13'1" (3.38m x 3.99m)
Window to side. Window to front. Double radiator. Door to:

En-suite
5'4" x 7'8" (1.63m x 2.34m)
Shower enclosure. WC. Hand wash basin with vanity unit. Heated towel rail.

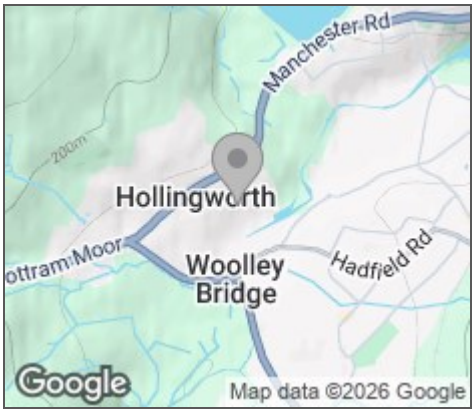
Bedroom Three
8'11" x 9'2" (2.72m x 2.79m)
Window to rear. Double radiator, Access to Eves storage.

Family Bathroom
8'9" x 10'1" (2.67m x 3.07m)
Window to rear. Freestanding bath. Vanity unit with sink. WC. Downlights to ceiling.

Outside and Gardens

Garage

Additional Information
Tenure: Freehold
EPC Rating: C
Council Tax Band: E



Viewing

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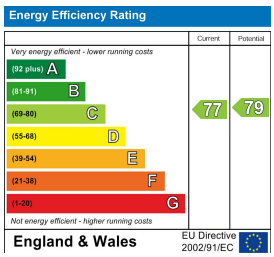

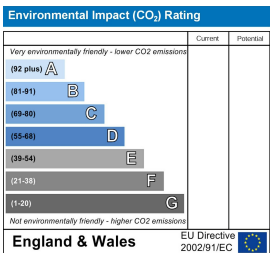

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