



*jordan fishwick*

Hockerley New Road Whaley Bridge High

# Hockerley New Road Whaley Bridge High Peak SK23 7GA

£725,000



## The Property

An exceptional executive four double bedroom residence with a lawned front garden, beautifully positioned within one of Whaley Bridge's most sought-after locations. Boasting stunning scenic views and offering spacious, tastefully presented accommodation throughout, this impressive home is perfectly suited to growing families. Set on a generous plot, the property benefits from ample off-road parking for multiple vehicles and a double garage, ensuring both practicality and convenience. Designed with modern living in mind, the home includes a 'stiltz home lift' and owned solar panels complemented by a 6kWh battery storage system, enhancing energy efficiency and reducing running costs. In brief the property comprises: Entrance porch, spacious hallway, downstairs w.c, beautifully refurbished kitchen with modern integrated appliances and utility room, dining room, front reception room and an 18'11 living area featuring multi-fuel burner and bi-fold doors leading to the conservatory. To the first floor off the galleried landing are two double bedrooms with en-suite shower rooms, a further two double bedrooms with scenic views and a family bathroom. Externally, the wraparound plot boasts a beautifully manicured front lawn and provides parking for up to four vehicles, with an additional two spaces available in the detached double garage, complete with electric roller doors. To the rear, the private Southerly facing garden is fully enclosed by timber fencing, creating a secure and secluded space. The garden features a generous paved seating area, ideal for outdoor entertaining, alongside an expansive lawn offering an abundance of space. Further enhancing the outdoor appeal are a charming summer house and a greenhouse.



- Executive Detached Property
- Four Double Bedrooms & Two Ensuites
- Large Corner Plot with Generous Gardens
- Beautifully Contemporary Finishes Throughout
- Popular Location Within High Peak
- Solar Panels, Double Glazing & Gas Central Heating
- Three Reception Rooms
- Conservatory
- Double Garage with Electric Roller Doors

**Postcode** SK23 7GA

**EPC Rating**

**Local Authority** High Peak

**Council Tax** F

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



BASEMENT



GROUND FLOOR



1ST FLOOR



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