



Roe Cross Gardens
Mottram, SK14 6AT

Offers in the region of £499,950

Situated within the Roe Cross Gardens development, a collection of five luxury homes, this exceptional four-bedroom new build townhouse offers spacious accommodation arranged over three floors and finished to an impressive specification throughout. Highly desirable location with close proximity to countryside walks and the stunning Peak District National Park.

A block-paved driveway provides private off-road parking spaces with EV charging, leading into a welcoming entrance hall. The ground floor features a well-proportioned living room, a generous double bedroom with contemporary en-suite shower room, a separate utility room and a convenient WC, offering flexible space ideal for guests or multi-generational living.

The first floor forms the heart of the home, with a bright lounge enjoying a Juliet balcony overlooking the rear garden and long-range views. The stunning kitchen/diner is fitted with a bespoke German Kutchenhaus kitchen with Quartz worktops and premium integrated German appliances, providing a stylish yet highly functional space for both everyday family life and entertaining.

To the second floor are three further bedrooms, including a spacious principal bedroom with Juliet balcony to the front and a modern en-suite. The remaining bedrooms are served by a beautifully appointed family bathroom, all finished to the same high standard seen throughout the property.

Externally, the enclosed rear garden is mainly laid to lawn with a paved patio area, perfect for outdoor dining and relaxation.

Further benefits include air source heat pump technology, providing an energy-efficient and environmentally conscious heating solution, MVHR ventilation with integrated cooling for year-round comfort, and acoustic glazing throughout, reducing external noise.

This superb home combines high-specification finishes with thoughtfully designed accommodation. An early viewing is highly recommended to fully appreciate all that this impressive property has to offer.



GROUND FLOOR

Entrance Hall

Door to front, door leading to:

Hall

Stairs leading to first floor, doors leading to:

Living Room 17'10" x 9'11" (5.44m x 3.03m)

Double glazed box window to front, radiator.

Bedroom 2 10'10" x 9'11" (3.29m x 3.03m)

Double glazed window to rear, radiator, door leading to:

En-suite

Three piece suite comprising, walk-in shower area, vanity wash hand basin, and low-level WC, Spanish tiled walls and floor, heated towel rail.

Utility 6'8" x 6'6" (2.04m x 1.98m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, door leading out to rear.

WC

Two piece suite comprising, vanity wash hand basin and low-level WC, Spanish tiled walls and floor, heated towel rail.

FIRST FLOOR

Landing

Double glazed window to side, radiator, stairs leading to second floor, doors leading to:

Lounge 10'10" x 16'9" (3.29m x 5.11m)

Two double glazed windows to rear, radiator, double glazed French doors opening to Juliette balcony.

Kitchen/Diner 19'5" x 16'8" (5.91m x 5.08m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, two double glazed windows to front, two radiators.

SECOND FLOOR

Landing

Double glazed window to side, doors leading to:

Bedroom 1 14'8" x 13'3" (4.46m x 4.03m)

Radiator, double glazed French doors opening to Juliette balcony door leading to:

En-suite

Three piece suite comprising walk-in shower area, vanity wash hand basin and low-level WC, Spanish tiled walls and floor, heated towel rail.

Bedroom 3 12'2" x 9'11" (3.70m x 3.03m)

Double glazed velux window, radiator.

Bedroom 4 10'9" x 6'2" (3.28m x 1.88m)

Double glazed velux window, radiator.

Bathroom

Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC, Spanish tiled walls and floor, heated towel rail.

OUTSIDE

Block paved drive to the front providing two private off-road parking spaces with EV charging. Enclosed garden to the rear, mainly laid to lawn with paved patio area.

DISCLAIMER

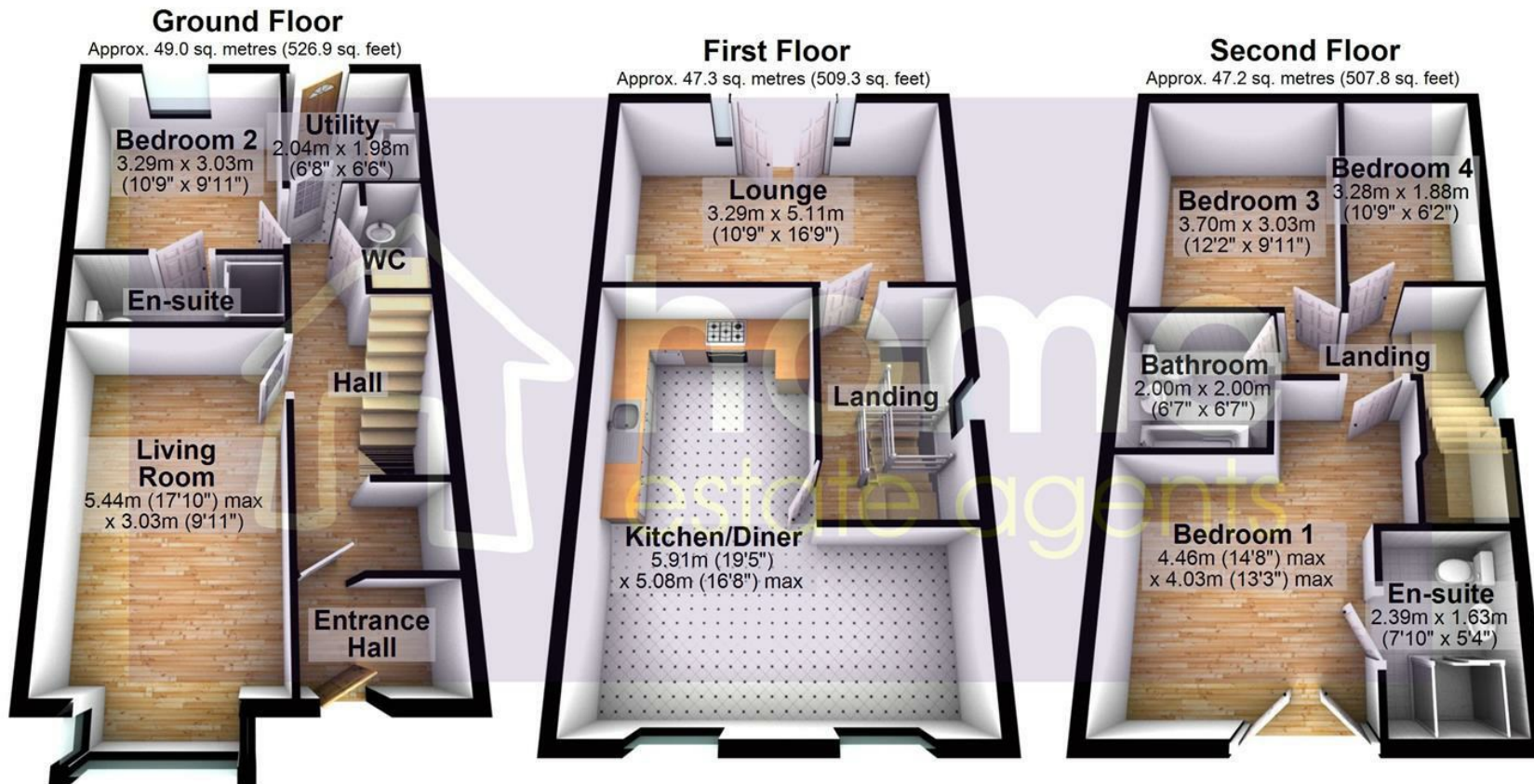
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Total area: approx. 143.4 sq. metres (1544.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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