



Plot 13 Uplands, Woolley Bridge, Hadfield, Glossop, SK13 2NX

£399,950

- Open Plan Fitted Dining Kitchen
- Large Terraced Garden
- Interior Designer to Assist with Choices
- Flooring Throughout Included
- Separate Lounge Area
- 1,321 SQ FT
- Bathroom and 2 Shower Rooms
- Anticipated Completion Spring 2023

Woolley Bridge, Glossop SK13 2NX

RESERVE NOW MOVE IN FEB 2027 !

1,321 sq ft - Spacious 3 Storey 4 Bedroom New Build. Living Dining Kitchen and Separate Lounge. Large Terraced Garden. Double Driveway. Quality Fitted Kitchen. Bathroom & 2 Shower Rooms. Stunning Views. Interior Designer to Assist with your Choices and Upgrades. 1st Completions Anticipated Summer 2022



Council Tax Band:



THE WOODMERE
RESERVE NOW AND MOVE IN FEB 2027

This three storey, four bedroom back-to-earth home offers the perfect balance of space and modern practicality for your busy family lifestyle. 1,321 sq ft of stunning accommodation includes a generous family space whilst also offering a separate, spacious lounge to relax and unwind.

A welcoming entrance hallway with separate WC and under stairs cloak area opens into a well-proportioned double bedroom with en-suite.

Uplands, a stunning and exclusive new development in Hadfield Glossop. Enjoy the views of the rolling Derbyshire countryside whilst benefitting from easy access to Glossop town centre and railway links to Manchester City Centre.

Sitting on the border of the Peak District National Park, the location is ideal for those who wish to enjoy a rural setting whilst having easy access for commuting, socialising and to every day conveniences. Its also ideal for families too with good primary and secondary schools within walking distance.

Woolley Bridge provides ready access to commuter links with the nearby centre of Hadfield offering shops for most day-to-day needs. With a direct rail service to Manchester Piccadilly, it really makes it an ideal choice for the commuter. For the young family there is a nearby primary and secondary school and for those keen on outdoor pursuits the Trans Pennine trail is literally on the doorstep.

Direct access to the Trans Pennine Trail and the newly approved Mottram bypass.

- KEY FEATURES
- Four bedrooms
 - Panorama Kitchen
 - Zanussi appliances as standard
 - Open plan kitchen dining with French doors
 - Separate bay-fronted lounge area
 - Porcelanosa Tiles
 - Contemporary square profile Twyford bathroom
 - Bathroom and two shower rooms
 - Boot room and ample storage
 - Versatile living space
 - Large terraced garden with turf and fences
 - Driveway for two cars
 - Accommodation over three floors
 - Stunning views over High Peak

THE DEVELOPER
Richard Lloyd Homes prides themselves on reputation. There luxury developments are set in carefully chosen,

well-connected, semi-rural locations. They ensure the homes blend beautifully within the area in which they are set. They aim to deliver an enhanced buying experience with the team of professionals there to create your home and make your journey with them one to remember for all the right reasons". Richard Lloyd strives to produce exceptional build quality and specification with each property having a 10 year structural warranty.

- NEARBY AMENITIES
- * Glossop Town Centre (1.4 miles)
 - * Hadfield Stores (1.1 miles)
 - * Hadfield Dental Care (1.1 miles)
 - * Glossop Pool (1.8 miles)
 - * Tesco Supermarket (1.8 miles)
 - * Lambgates Health Centre (1.1 miles)

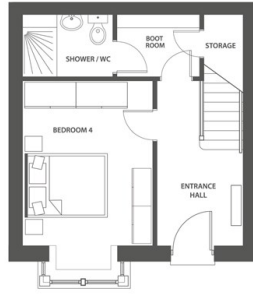
- LOCAL PLACES OF INTEREST
- * Lantern Pike (6.1 miles)
 - * Peak Forest Canal (7 miles)
 - * Chew Reservoir (10 miles)
 - * Kinder Scout Hill Walk (18.6 miles)
 - * Longendale Trail (1.3 miles)
 - * Bleaklow Peak (6.5 miles)

- PRE, PRIMARY & HIGH SCHOOLS
- * St Charles's Catholic Primary (0.4 miles)
 - * Mersey Bank Day Nursery (0.5 miles)
 - * Hadfield Infant School (0.5 miles)
 - * Hollingworth Primary School (0.5 miles)
 - * Longendale High School (0.6 miles)
 - * St Andrew's C of E Junior School (0.6 miles)
 - * Glossopdale High School (0.7 miles)
 - * Tintwistle C of E Primary School (0.9 miles)

PLEASE NOTE
Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only. No furniture will be included in any sales.

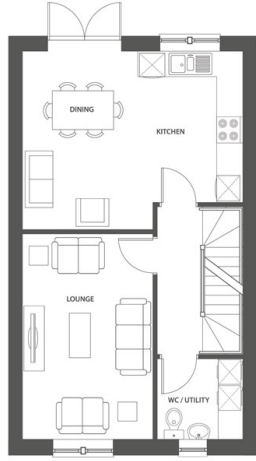
INTERNAL FLOOR AREAS:

LOWER GROUND FLOORS	28.98 M ²		311.96 FT ²
UPPER GROUND FLOOR	46.92 M ²		505.01 FT ²
FIRST FLOOR	46.92 M ²		505.01 FT ²
TOTAL	122.82 M ²		1,321.98 FT ²



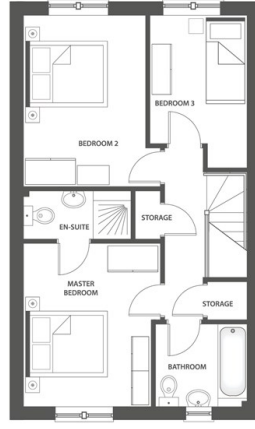
LOWER GROUND FLOOR

BEDROOM 4	4.50M X 3.05M		14'9" X 10'0"
SHOWER / WC	2.10M X 1.47M		6'10" X 4'9"
BOOT ROOM	1.95M X 1.47M		6'4" X 4'9"



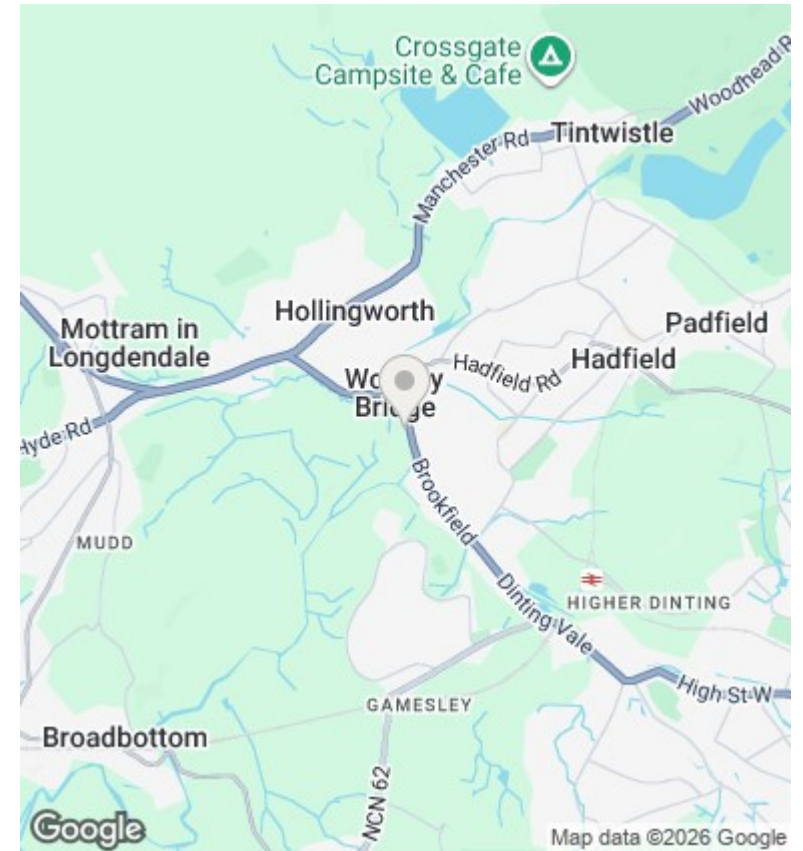
UPPER GROUND FLOOR

LOUNGE	4.82M X 3.05M		15'9" X 10'0"
KITCHEN, FAMILY / DINING	5.17M X 4.18M		16'11" X 13'0"
WC / UTILITY	1.90M X 2.00M		6'3" X 6'7"



FIRST FLOOR

MASTER BEDROOM	3.28M X 2.95M		10'9" X 9'8"
BEDROOM 2	3.15M X 3.97M		10'4" X 13'0"
BEDROOM 3	3.53M X 2.20M		11'7" X 7'2" (MAX ROOM SIZE)
BATHROOM	2.10M X 1.90M		6'10" X 6'3"



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) 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		
England & Wales		EU Directive 2002/91/EC