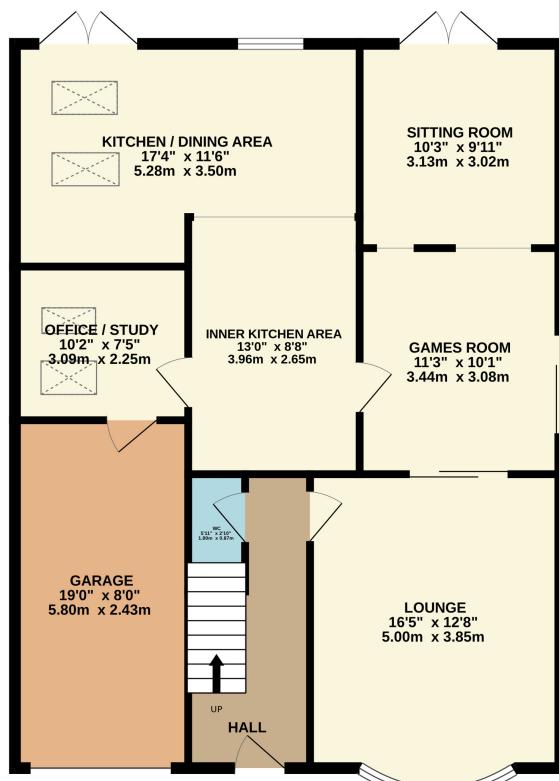


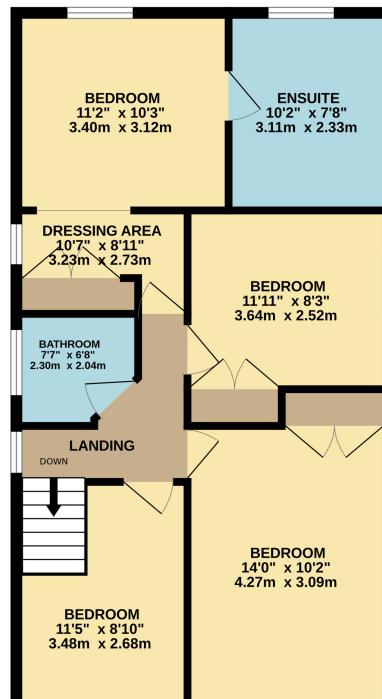
## FLOOR LAYOUT

Not to Scale - For Identification Purposed Only

GROUND FLOOR  
1008 sq.ft. (93.7 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1664 sq.ft. (154.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.



## Features

- Substantial & Extended Family Home
- Superbly Presented Throughout
- 3 Reception Rooms
- 2 Bathrooms Inc En Suite
- 4 Bedrooms

Welcome to Shepley Close in this highly regarded area of Hazel Grove. This substantial and considerably extended "Neo Georgian" style home offers accommodation on a grand scale and benefitted from a double storey extension to the rear circa 2008 which has created versatile and adaptable accommodation over 2 truly

impressive floors. The property is superbly presented throughout and enjoys a much favoured cul de sac location close to the outstanding Norbury Hall School which makes it perfect for the needs of a growing family. It features 3 reception areas in addition to a stylish open plan dining kitchen whilst at first floor level there

are 4 great size bedrooms with the master having a walk in dressing room and a stunning en suite bathroom. In addition there is a driveway and attached brick built garage providing ample parking and generous size private gardens to the rear. Viewing recommended.



Shepley Close is a highly regarded residential location off Cavendish Road and is within easy access of excellent schools, public transport links and local shopping facilities. The accommodation on offer briefly comprises : Welcoming entrance hall, downstairs wc, front lounge providing ample room for seating, games room and interconnecting sitting room, home office / study and stylish open plan dining kitchen. To the first floor a landing leads to 4 well proportioned bedrooms with the master bedroom having a large walk in dressing area and stunning en suite bathroom whilst a 3 piece family bathroom completes the first floor accommodation. With private gardens and ample off road parking, this is the perfect long term home for a growing family.