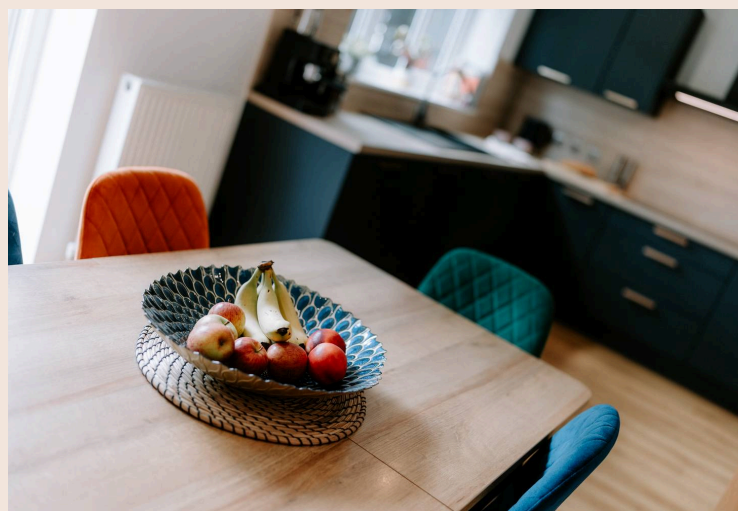




Brook Close, Gee Cross, Hyde

Leasehold

Spacious detached house on generous corner plot • Four generous Bedrooms • Modern open plan Kitchenhause kitchen and dining area • French doors with direct garden access • Utility area and downstairs WC • Multiple modern bathrooms with walk-in shower and bath-tub • Off-road driveway parking and integral garage • Abundant natural light with large double-glazed windows • Large well-maintained private garden • Patio and outdoor seating area for entertaining



JARDINE
ESTATES



Modern Living, Beautifully Composed

Positioned at the entrance to its development, this four-bedroom, three-bathroom detached home makes a confident first impression. Used as the original show home there is a neatly landscaped front lawn, a tarmac driveway with ample off-road parking and an integral garage setting the tone for a house where style and practicality sit side by side.

Inside, a bright, airy hallway leads to a living room that feels instantly welcoming. Large windows and a statement feature wallpaper give the space its character, while plush sofas and a pop of pink in the armchair add warmth and personality. Wood-effect flooring runs throughout the ground floor, lending a contemporary finish and a seamless flow from room to room.

The heart of the home is an open-plan kitchen and dining space, designed for everything from busy weekday mornings to long, convivial evenings. The recently renovated kitchen has sleek Kutchenhaus cabinetry in a dark blue finish which is softened by warm wooden worktops, with integrated appliances keeping the lines clean.

The kitchen flows into the dining area, where French doors open directly onto the garden, drawing in daylight and blurring the line between indoors and out.

Upstairs, four generous bedrooms are finished in calming neutral palettes with plush carpets and large windows that keep each room light and tranquil. The principal bedroom is the highlight, with a striking feature wall, ample built-in storage and a modern en-suite with a walk-in shower. The remaining bedrooms each have space for a double bed and built-in cupboards and offer the flexibility to work as a home office.

All three bathrooms are beautifully appointed, with modern fixtures, vibrant accent walls, heated towel rails, walk-in showers and a contemporary bath. The downstairs WC and a well-organised utility room with space for appliances and durable worktops keep everyday tasks efficient and out of sight.

The private rear garden faces south, so it catches the sun for much of the day. A practical patio provides space for entertaining, and side access makes life easier for muddy pets and children.

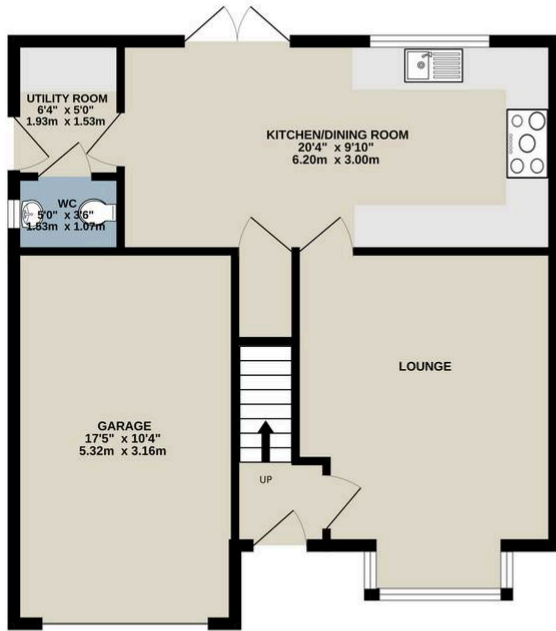
Council Tax band: E

Tenure: Leasehold

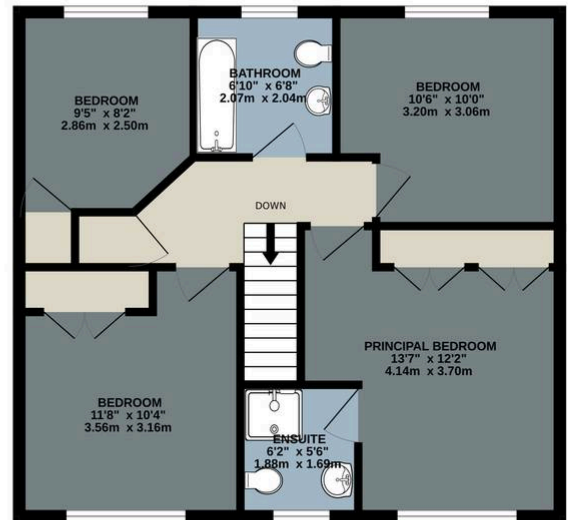
EPC Energy Efficiency Rating: C



GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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