



Padden Brook, Romiley, Stockport

Freehold

Modern kitchen with integrated appliances • Bi-fold doors for indoor-outdoor living • Four bedroom , three bathrooms including downstairs wc • Modern bathrooms with walk-in showers • Multiple outdoor seating and dining areas • Landscaped private garden • Off-road parking for three cars • Garden room with bar for entertaining • Adjacent to green space



**JARDINE
ESTATES**



Welcome to this stunning four-bedroom, three-bathroom detached house that perfectly blends modern sophistication with warm, inviting comfort. As you approach, you'll be struck by the property's impressive exterior - a harmonious mix of classic red brick and cream render, complemented by stylish double-glazed windows and a sleek, modern front door with decorative glass panels.

The private driveway and secure car port offer convenient off-road parking for three cars, adding both practicality and peace of mind. Step onto the neatly paved walkway, where elegant outdoor lighting sets a welcoming tone for what awaits inside.

Entering the home, you're greeted by a bright and airy hallway with herringbone-patterned modern flooring and plush carpeting on the staircase. Natural light streams through the open door with views to the landscaped garden at the rear, instantly creating a sense of warmth and space.

The heart of the home is the modern kitchen, designed to inspire both seasoned chefs and casual cooks alike. It boasts sleek contemporary units, elegant handles, stylish backsplash, and integrated appliances for a seamless look. Under-cabinet lighting and large windows flood the space with natural light, while ample counter space and a dedicated dining area make every-day meals and special occasions equally enjoyable.

The main reception area is a true centrepiece - here, sleek bi-fold doors open directly onto a beautiful patio and outdoor seating area, seamlessly connecting indoor and outdoor living. The contemporary entertainment wall with decorative shelving, modern lighting, and herringbone flooring provides a sophisticated yet cosy environment, perfect for family gatherings or entertaining friends.

Set over two floors each of the four bedrooms offer a tranquil retreat, with large windows, neutral décor, and plush carpeted flooring.

The Principal suite is especially inviting, located on the top floor for privacy with soft neutral decor . The ensuite is perfect for busy mornings and relaxing evenings away from the hustle and bustle of the household.

A further three bedrooms offer plenty of choice for family members, two spacious doubles and a single to choose from.

The home's three bathrooms are finished to the highest standard. Expect modern walk-in showers with sleek glass doors, luxurious heated towel rails, under-cabinet lighting, and elegant herringbone flooring. Skylights and large mirrors in the bathrooms enhance the sense of light and space, creating a spa-like ambience for your daily routines.

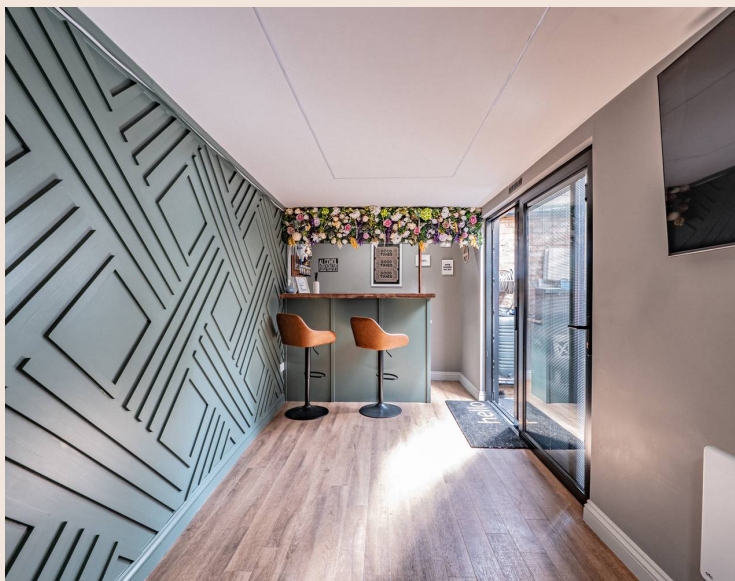
This property truly excels when it comes to outdoor living. There is a seamless entry from the lounge onto a large patio area leading to a garden workshop and outdoor kitchen. Invite friends and family for a summer BBQ and watch the sun set. The car port has an electric roller shutter door which leads to a car parking space and a hidden garden room. Currently used as a bar it has an en suite shower room and wc , perfect for those with family who like to stay or a private working from home space away from the main house.

Council Tax band: E

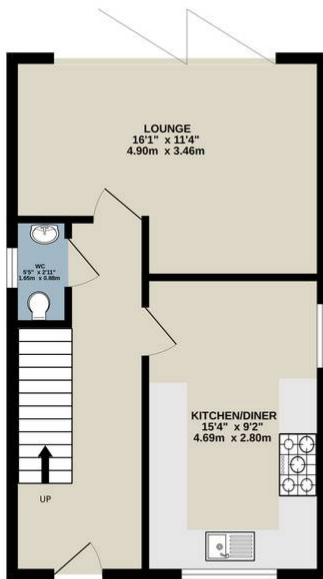
Tenure: Freehold

EPC Energy Efficiency Rating: B

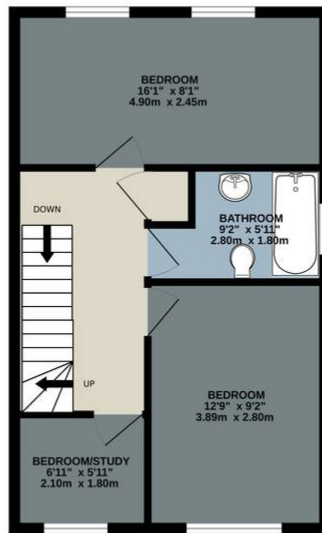
EPC Environmental Impact Rating: B



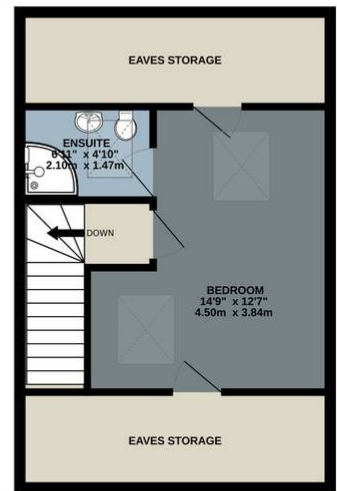
GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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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**JARDINE
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0161 871 7071 | team@jardineestates.co.uk

jardineestates.co.uk