



Roundcroft, Romiley





37a  
Roundcroft

# Roundcroft

Romiley, Stockport

This extended four-bedroom, four-bathroom detached house, where modern living meets comfort and style. From the moment you arrive, the home's impressive brick exterior and well-maintained front garden set a welcoming tone.

A large dual entrance driveway welcomes you home each day providing ample parking for family and visiting guests, making coming and going easy for busy households.

Step inside and you'll discover a large hallway with plenty of built in storage and a separate boiler room.

To your right there are three generous reception rooms each filled with natural light thanks to large windows and an open airy layout. The main lounge offers warmth and character and room for any sofa combination to enjoy a movie with family.

A dedicated home office, complete with extensive built-in shelving provides the perfect environment for remote work or study. A smaller snug room offers flexibility as a second lounge or playroom and offers the same extensive built in storage as the home office.

The adjoining conservatory with its new, insulated roof was fitted 4 months ago, giving you peace of mind for the next 10 years. This space is flooded with natural light and opens directly onto the garden, making it the perfect spot to relax with a morning coffee or unwind in the evening with a glass of wine.







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The heart of the home is a spectacular open-plan kitchen and dining area thoughtfully designed for both every-day living and entertaining.

Sleek modern kitchen units, integrated appliances, and a polished granite countertop make cooking a pleasure, while the central island doubles as a breakfast bar or casual dining spot creating a warm hub for family meals or gatherings with friends.

Skylights and generous windows bathe the space in natural light and offer beautiful views of the garden blending indoor and outdoor living.

Downstairs, you'll find a handy utility room and a guest WC, making daily routines a breeze.

You can also access to the garage from here which has been split by the current owners offering space for a home gym and storage to the front.



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Upstairs, each of the four bedrooms has been designed with both style and comfort in mind.

The principal bedroom with its spacious layout, built in wardrobes and clever storage solutions ensure there's room for all your belongings.

Access to your own ensuite bathroom ensures privacy and convenience.

The second double bedroom would also make a great Principle bedroom due to its substantial size. The room offers great additional space for a desk and storage as well as having its own ensuite shower room.

There is a further two double bedrooms, which are spacious enough for any combination wardrobes and a study area, whilst enjoying views over the rear garden.

The family bathroom completes the 1st floor featuring a modern white suite, a family bath and overhead shower and integrated storage to keep everything neatly tucked away.





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Step outside and discover a truly impressive outdoor space that's perfect for both relaxation and entertaining.

The substantial rear garden is mainly laid to lawn, offering plenty of room for children to play. A large patio area provides the ideal setting for summer barbeques, outdoor dining, or simply soaking up the sun with a good book.

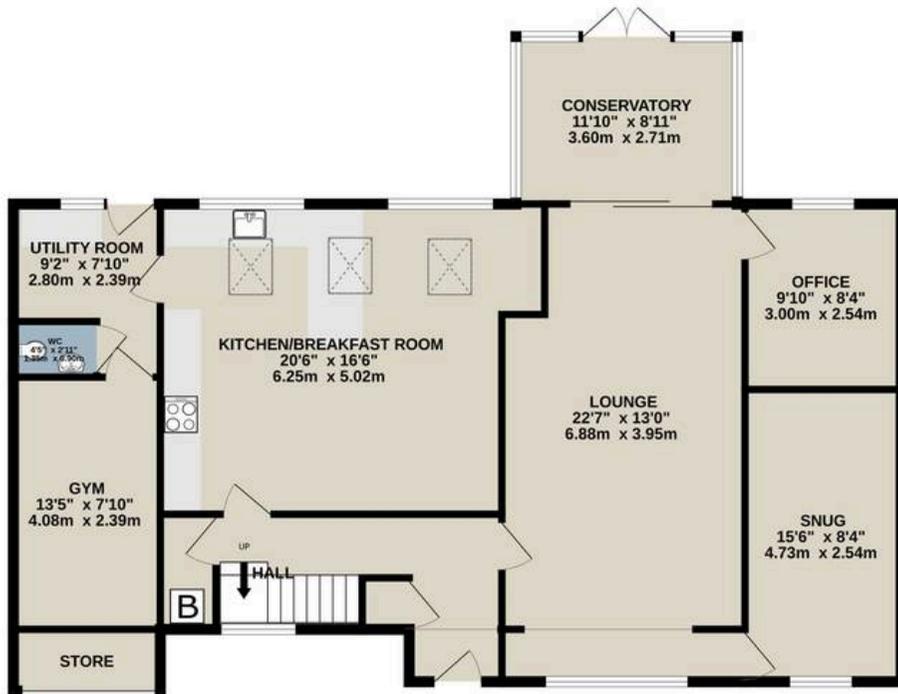
The garden opens directly onto Romiley golf course, creating a peaceful, green outlook and a real sense of privacy. Whether you're hosting family gatherings or enjoying a quiet evening under the stars, this garden is sure to become a favourite part of your home.

The property benefits from a recently replaced roof, fitted with solar panels with a battery and offers peace of mind with a number of years still being left on the warranty allowing energy efficiency for years to come.

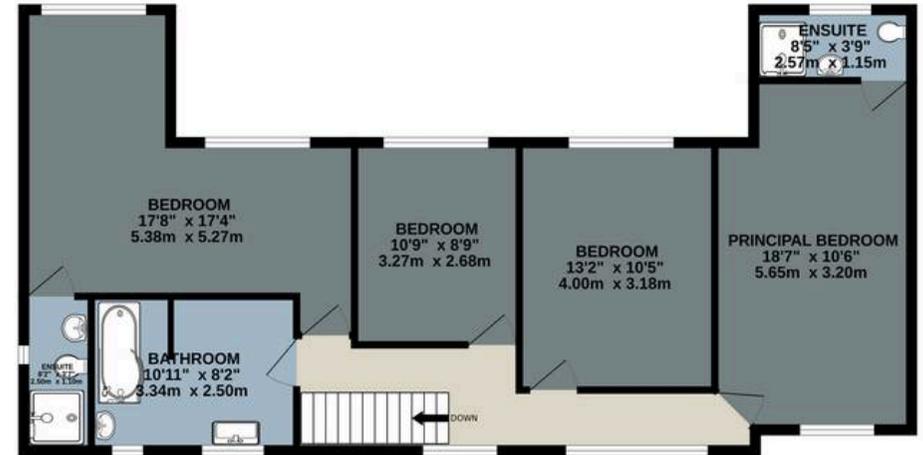
The generous outdoor space, combined with the home's fantastic location close to local amenities, schools, and transport links, makes this property a rare find.



**GROUND FLOOR**  
1273 sq.ft. (118.3 sq.m.) approx.



**1ST FLOOR**  
879 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 2152 sq.ft. (199.9 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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Roundcroft is a sought after road within easy walking distance of Romiley centre with all its fabulous facilities including: a theatre, an array of independent shops, Sainsbury's local for those bits that you run out of and bars, pubs and restaurants for a Friday night treat. You can also walk to the railway station giving you direct access into Manchester for business or pleasure. Werneth Low and Etherow country parks are also within a few minutes' drive or 20-minute stroll, the fabulous countryside is on your doorstep to enjoy. Motorways and Manchester airport are also close by making commuting and travelling further afield easy. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Sought after location
- Catchment for great schools
- Extended four bedroom, four bathroom, four reception room detached home
- Recently replaced roof with a number of years left on the warranty with solar panels and battery
- Off-road parking for up to six cars
- Modern open plan kitchen/diner
- Downstairs WC and Utility
- Conservatory with new roof and 10 year warranty with access to the garden
- Substantial sized garden with large patio area opening onto Romiley Golf course





## Jardine Estates

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