Greencroft Mill Lane, Rainhill, L35

Guide Price £750,000

STAPLETON DERBY

Built and designed in 2019–2020, this outstanding four-bedroom home offers high-specification living with no detail overlooked. Showcasing contemporary design, cutting-edge technology and breathtaking views across the Welsh Hills, it is as impressive externally as it is internally.

Extending to approx. 2,200 sq ft (205 sq m), the property has been carefully designed to maximise light, space and flow throughout.

A welcoming porch leads into a striking entrance hallway. The ground floor comprises a downstairs WC, elegant living room with full-width sliding doors, and an impressive open-plan kitchen/dining space. The kitchen features integrated NEFF ovens and hob, Siemens dishwasher, and a CDA wine cooler, centred around a sleek breakfast bar. Bi-fold doors open onto the rear patio, creating seamless indoor-outdoor living. A utility room and internal garage access complete the floor.

The first floor offers two generous bedrooms, including a principal suite with walk-in wardrobe, en-suite, and a striking floor-to-ceiling window framing far-reaching views across North Wales. A contemporary family bathroom serves this level.

The second floor provides two further double bedrooms, one with en-suite, plus a storage/services room. The main bedroom features a vaulted window following the roofline, flooding the space with natural light and enhancing the outlook.

Externally, there is off-road parking, garage access, and side access to a landscaped rear garden with patio—ideal for entertaining and enjoying the views.

Constructed using SIP technology, the home benefits from excellent insulation and efficiency. Additional features include underfloor heating to the ground floor with zoned controls, gas central heating, air conditioning to the lounge and principal bedroom, MVHR ventilation, bathrooms fitted with Porcelanosa tiles and Duravit sanitaryware, VOCA fire suppression, CCTV, alarm system, and a high-security ROCK front door.

Freehold | Council Tax Band G | EPC C

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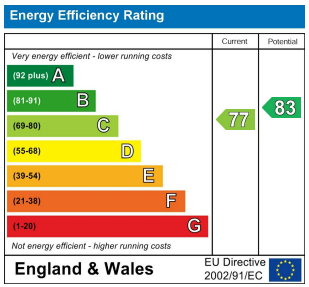

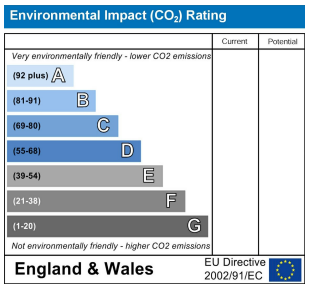

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