



*jordan* fishwick

Plot 32 Hayfield Road, New Mills, SK22  
Guide Price £404,950

**Hayfield Road High Peak  
SK22 4HY**

**£404,950**



## The Property

READY TO MOVE INTO The Winchester is an impressive 4 bedroom 3 storey home, providing plenty of space for modern family life. On the first floor, you'll find an open plan kitchen/ family dining room, with space for a sociable seating area. This open plan layout creates plenty of space for flexible family living, so you can keep a watchful eye on homework duties, while catching up over a cuppa with friends and family.

A set of French doors lead to the garden from both the kitchen and the lounge, ensuring a light, bright and airy home all year round. Open plan living makes family time easy, while the separate lounge is a great space for when you need some relaxing quiet time too. There's plenty of room for the whole family to get cosy after a busy day.

The first floor is home to the master bedroom, which comes with a private en suite shower room. Due to the generous size, you'll find plenty of space for a dressing area too. On the first floor, you'll also find a bathroom with separate shower as well as a bedroom, which is a brilliant option for when you have guests.

On the top floor, you'll find a further two generously sized double bedrooms, as well as a further shower room. Battling over the bathroom in the morning really will become a thing of the past. If you're looking to work from home, one of the bedrooms could comfortably double up as a home office.

Extras worth £18,000 included

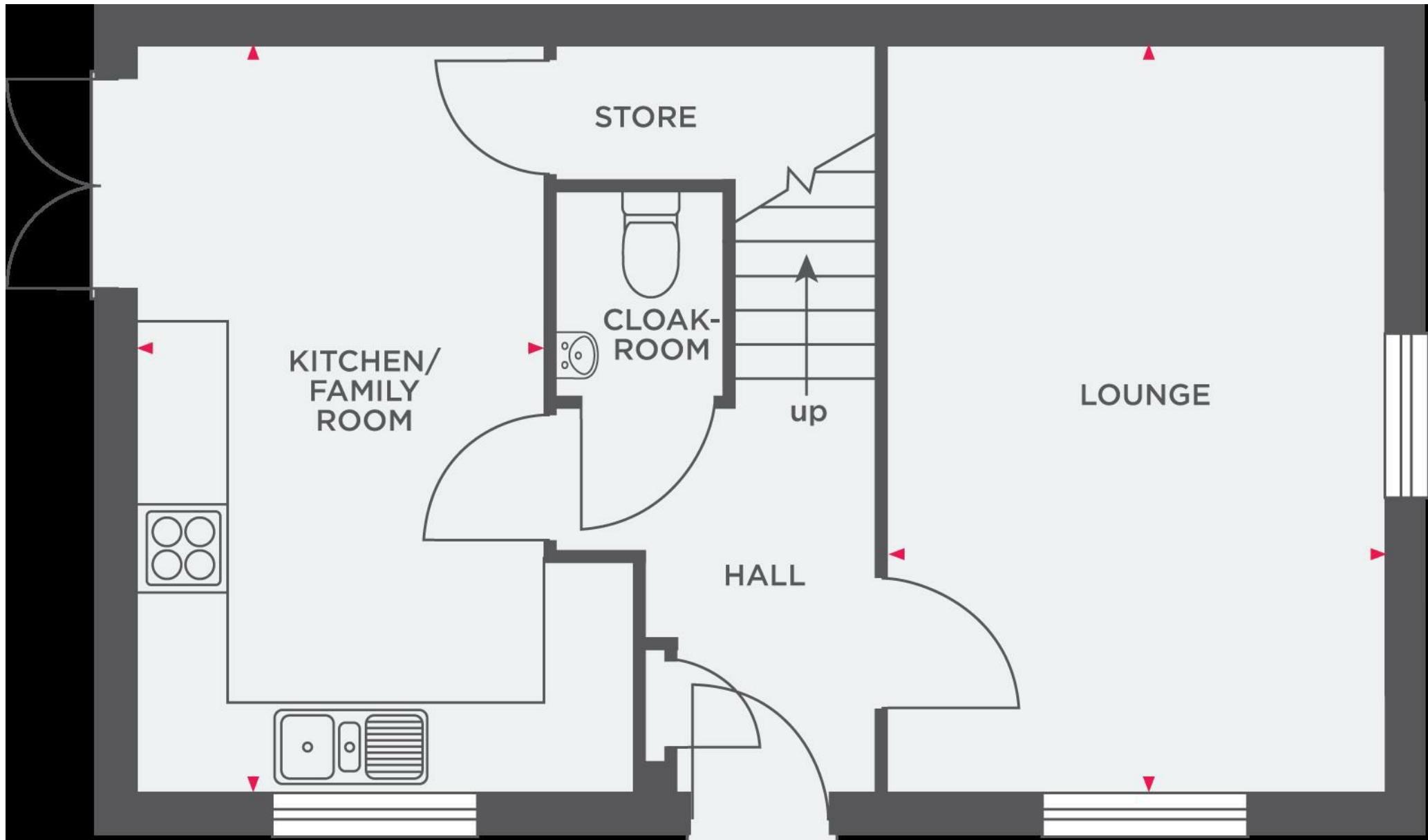
- Integrated dishwasher
- Integrated washer/dryer
- Carpets from Wain Homes' Regal range
- Amtico flooring in Kitchen & Wet Rooms
- Fitted Wardrobes to Bedroom 1
- Light Fittings throughout
- Blinds throughout
- Turfed rear garden



- Three floors of living space
- Four generously sized bedrooms
- Open Plan Kitchen/Dining area and Spacious Lounge
- Luxury Fitted Kitchen with choice of finishes
- Detached Garage
- En-suite to Master Bedroom
- Choice of Porcelanosa tiles in bathroom/en-suite
- 10 year NHBC warranty 2 year builders warranty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,  
Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington