

5 Bed Detached In Old Cottage Close , Hipperholme, HX3 8DB £550,000



SHORT DESCRIPTION

Property Ref: 17319 • Five Double Bedrooms arranged over three spacious storeys. • Luxury Primary Suite with a standalone en-suite and a his & hers dressing room. • High-Specification Finish Throughout, decorated with Farrow & Ball paint. • Modern Media Wall with an integrated electric fire in the lounge. • Detached Entertainment Room - Bar, ideal for a home office or gym. • Eco & Tech Smart featuring a dual Nest heating system and an EV charger. • Excellent Location in a quiet cul-de-sac close to highly-rated local schools. Overview An immaculate, family-sized, detached five-double-bedroom property offering spacious accommodation arranged over three floors. Situated in a quiet cul-de-sac in the highly sought-after village of Hipperholme, this home boasts a high-specification finish throughout, beautifully complemented by Farrow & Ball decor. Perfectly positioned for families, the property enjoys easy access to local shops, amenities, and excellent nearby schools. Interior Layout The ground floor accommodation briefly comprises an entrance hallway, guest cloakroom-WC, a spacious lounge, and a modern living kitchen. To the first floor, there are four generous double bedrooms. The primary bedroom features a private en-suite bathroom, alongside a contemporary principal house bathroom. The second floor opens up to an impressive, expansive fifth bedroom suite. This versatile space includes a dedicated study area, a his and hers dressing room, and a private en-suite shower room. Exterior & Technology The property is equipped with a modern dual Nest heating system, Ring security cameras, and an EV charging point. Externally, the home features enclosed, private gardens to the rear. A large driveway provides ample parking for several vehicles and leads to an integral garage. Ground Floor Entrance Hallway Accessed via a secure composite front door. Featuring stylish laminate wood flooring, a radiator, recessed spotlights, and a convenient internal wooden door providing direct access to the integral garage. Downstairs Cloakroom - WC Fitted with a modern two-piece suite comprising a low-flush WC and a pedestal wash hand basin. Completed with a tiled floor, a chrome heated towel rail, a double-glazed window, and a door leading to a useful storage cupboard. Lounge - Sitting Room - 3.17m x 5.49m A spacious reception room featuring a contemporary media wall with an integrated electric fire. Includes a radiator, a UPVC double-glazed window, and double doors opening through into the dining area. Dining Room - 3.17m x 3.86m Perfect for entertaining, featuring stylish laminate wood flooring, two vertical feature radiators, and UPVC double French doors that open directly onto the rear garden. Breakfast Kitchen - 4.21m x 3.86m A high-specification kitchen fitted with a modern range of mushroom high-gloss wall and base units with complementary work surfaces. A central island unit offers a dedicated breakfast bar area. Integrated appliances include a stainless steel sink unit, a 6 burner hob with an extractor hood over. Integrated microwave, dishwasher, dual oven, grill alongside space for an American-style fridge freezer. Featuring a double-glazed window, feature column radiators, a UPVC door to the rear garden, and a separate side door giving access to a shared external pathway. Outside Through the double French doors is access to the private, enclosed, and low-maintenance rear garden fitted with premium composite decking surfacing, perfect for outdoor dining. Gate leading to other shared access. South West facing garden. Entertainment Room - Bar A versatile, detached outbuilding currently configured as a home bar and entertainment space, which could easily be utilized as a quiet home office, study, or gym. Separate electrics supply. First Floor Stairs to First Floor First Floor Landing - 3.93m x 3.23m With a UPVC double-glazed window, a radiator, and a handy built-in storage cupboard with separate hot water tank. Nest thermostat. Bedroom Five - 3.94m x 4.36m A generous double bedroom with a TRV radiator and a UPVC double-glazed window. En-Suite Shower Room - 2.96m x 1.99m Fitted with a modern three-piece suite comprising a low-flush WC, a vanity wash hand basin, fan extraction and shower cubicle. Finished with a chrome ladder style heated towel rail and a UPVC double-glazed window. Bedroom Four - 3.44m x 4.42m A double bedroom featuring a TRV radiator and a UPVC double-glazed window. Bedroom Two - 3.39m x 4.24m Double bedroom with a TRV radiator and a UPVC double-glazed window. (Currently been used as a Cinema room) Rear of house. House Bathroom - 2.14m 2.00m Fitted with a modern three-piece suite comprising a low-flush WC, a vanity wash hand basin, and a panelled bath with a mixer tap and shower over. Features full-height tiling around the bath and shower areas, a chrome ladder heated towel rail, and a UPVC double-glazed window. Bedroom Three - 3.99m x 4.24m Double bedroom with a TRV radiator and a UPVC double-glazed window. Second Floor Stairs To Second Floor Second Floor Landing - 2.32m x 1.38m With a UPVC double-glazed window. Wide stairs. Bedroom One (Primary Suite-Master bedroom) - 3.94m x 5.71m An impressive, expansive double bedroom featuring recessed spotlights, two TRV radiators, and UPVC double French doors opening onto a scenic Juliet balcony. His Dressing Room - Landing - 4.55m x 4.65m Dedicated dressing area, TRV radiators and UPVC double-glazed windows. Built in wardrobe and matching draws. Hers Dressing Rooms - 3.98m x 3.30m Dedicated dressing area, TRV radiators and UPVC double-glazed windows. Built in wardrobe and matching draws. En-Suite Bathroom - 3.38m x 3.68m A luxury three-piece suite featuring a freestanding bath, a low-flush WC, and a vanity wash hand basin, chrome ladder heated towel rail, complemented by fully tiled walls over shower area. Extraction fan. Property Type: Detached Full selling price: £550000.00 Pricing Options: No Status Tenure: Freehold Council tax band: F EPC rating: B Measurement: 2152.782 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Garage, Driveway Heating Type: Double Glazing, Gas Central Heating Chain sale Possession of the property: Self-occupied -----

5

Bed Room(s)

4

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total: 208 m²
 1st Floor: 62 M², 2nd Floor: 82 M², 3rd Floor: 64 m²
 Excluded Areas: Walls: 18 m²

Floor Plan Created By Westcliffe Landings Ltd. Measurements Deemed Highly Reliable But Not Guaranteed

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
 All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (<http://www.99home.co.uk/>) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (<http://www.99home.co.uk/>)

