



# 4 REDEBOURN LANE

BURY • PE26 2PB



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- Beautifully Appointed Substantial Detached Family Home
- Four Double Bedrooms
- En Suite To Principal Bedroom
- Re-Fitted Kitchen/Breakfast Room
- Extended Accommodation
- Circular Driveway with Provision For Numerous Vehicles
- Two Garages
- Landscaped Third Of An Acre Gardens
- Desirable Cul De Sac Location
- No Forward Chain

This well appointed established four bedroom family residence occupies arguably one of the best addresses in Ramsey and Bury. Extended by the current owner the house gives four double bedrooms, en suite to principal bedroom and a re-fitted family bathroom. The ground floor gives generous living space centred around a fabulous kitchen/breakfast room with integrated appliances and a pantry. There are three good sized reception rooms, two cloakrooms and a utility room.

The house stands in wonderful grounds in excess of a third of an acre with an impressive circular driveway and two garages. The gardens are beautifully arranged, private and mature.



**Peter  
Lane**  
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Guide Price £700,000

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### COMPOSITE FRONT DOOR AND PANEL

Leading to

### RECEPTION HALL

16' 1" x 10' 10" (4.90m x 3.30m)

Double panel radiator, stairs to first floor with under stairs storage cupboard, dado rail, picture rail, central heating thermostat, Amtico floor covering.

### CLOAKROOM

6' 9" x 5' 10" (2.06m x 1.78m)

Re-fitted in a two piece contemporary white suite comprising low level WC, vanity wash hand basin with mono bloc mixer tap, chrome heated towel rail, full ceramic tiling, UPVC window to front aspect, coving to ceiling, porcelain floor tiling.

### SITTING ROOM

21' 0" x 11' 11" (6.40m x 3.63m)

A light double aspect room with UPVC window to front and UPVC bay window to rear aspect with views over the garden terrace, two double panel radiators, central inset Living Flame log effect gas fire, TV point, picture rail, coving to ceiling.

### DINING ROOM

14' 5" x 11' 11" (4.39m x 3.63m)

Two UPVC windows to rear aspect, double panel radiator, picture rail, exposed timber flooring.





## RE-FITTED KITCHEN/BREAKFAST ROOM

16' 1" x 15' 9" (4.90m x 4.80m)

A double aspect room with uPVC window to front aspect and UPVC door to garden aspect to the rear, re-fitted in a range of base and wall mounted cabinets with composite work surfaces, drawer units, inset single drainer resin sink unit with mixer tap, additional single drainer sink unit, central island incorporating four stool peninsular breakfast bar, inset Neff ceramic hob, a range of integrated appliances incorporating twin ovens, integral microwave, fireplace recess with moulded timber surround and cabinets concealing gas fired central heating boiler, integrated fridge and automatic dishwasher, two contemporary anthracite radiators, ceramic tiled flooring.

## PANTRY

5' 3" x 2' 11" (1.60m x 0.89m)

Shelved.

## INNER HALL

Ceramic tiled flooring, leading to

## SECONDARY CLOAKROOM

Fitted with low level WC, internal window to Laundry Room.

## LAUNDRY/UTILITY ROOM

9' 3" x 8' 9" (2.82m x 2.67m)

UPVC door to front aspect and UPVC window to front, appliance spaces, Beech work surface, exposed internal brickwork, access to loft space, coats hanging area, coving to ceiling.

## FAMILY ROOM

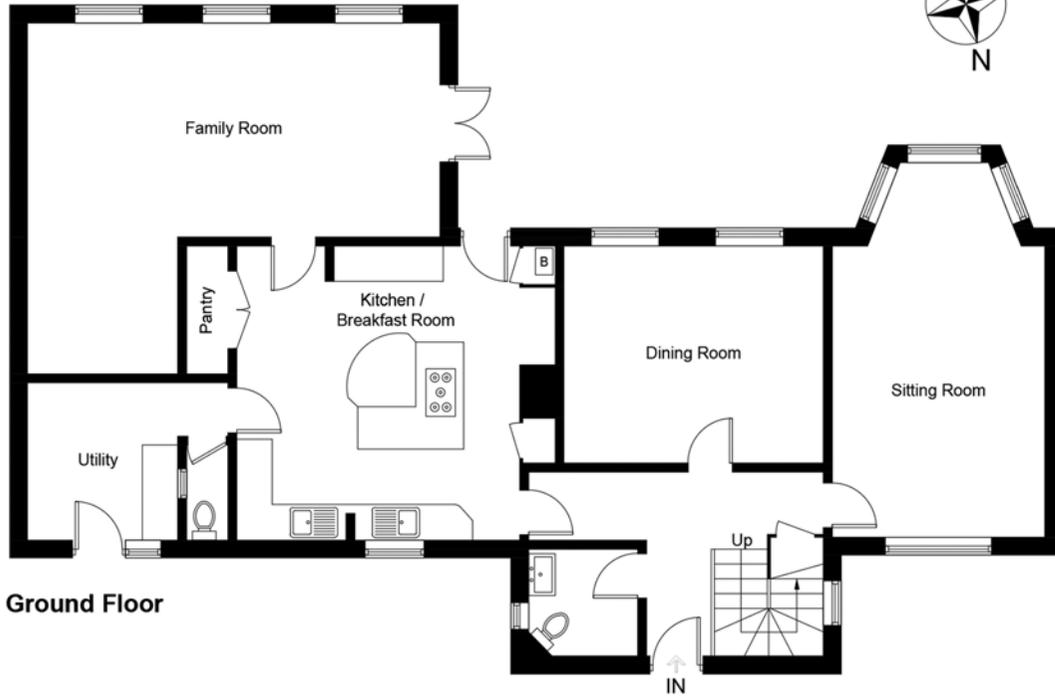
22' 8" x 19' 0" (6.91m x 5.79m)

Part of a more recent addition offering an open plan light contemporary space with UPVC windows to garden aspect and French doors to garden terrace, exposed internal brickwork, coving to ceiling, TV point, telephone point, desk unit, two double panel radiators, recessed directional lighting, composite floor covering.

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Approximate Gross Internal Area = 210.3 sq m / 2264 sq ft  
Garages = 31.4 sq m / 338 sq ft  
Total = 241.7 sq m / 2602



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1002410)

Housepix Ltd

## FIRST FLOOR GALLERIED LANDING

UPVC window to front aspect, coving to ceiling, dado rail, picture rail, access to main loft space, double panel radiator, airing cupboard housing hot water cylinder and shelving.

## PRINCIPAL BEDROOM

20' 8" x 9' 10" (6.30m x 3.00m)

A light double aspect room with UPVC window to front and UPVC bay window to rear with views over the gardens, extensive wardrobe range incorporating double wardrobe with cabinet storage above, two further doubles with over bed bridging units and bedside drawers, two double panel radiators, picture rail, glazed internal door to

## EN SUITE SHOWER ROOM

4' 11" x 3' 5" (1.50m x 1.04m)

Re-fitted in a three piece white suite comprising low level WC with concealed cistern, wall mounted wash hand basin with mixer tap, shaver point, screened shower enclosure with independent shower unit fitted over, full ceramic tiling, extractor, coving to ceiling, ceramic tiled flooring.

## BEDROOM 2

13' 1" x 12' 0" (3.99m x 3.66m)

Two UPVC windows to rear aspect, vanity unit with mixer tap, extensive range of bedroom furniture incorporating dressing table, drawer units, cupboard storage, two double wardrobes with hanging and shelving, bridging units, picture rail, single panel radiator.

## BEDROOM 3

11' 10" x 10' 10" (3.61m x 3.30m)

Double wardrobe with hanging and shelving, single panel radiator, UPVC picture window to garden aspect, picture rail.

## BEDROOM 4

11' 11" x 7' 11" (3.63m x 2.41m)

UPVC window to rear aspect enjoying views over the garden, single panel radiator, picture rail, extensive wardrobe range and overbed bridging units.

## FAMILY BATHROOM

9' 8" x 6' 7" (2.95m x 2.01m)

Re-fitted in a four piece white suite comprising vanity wash hand basin with drawer units and mixer tap, corner bath, low level WC, screened shower enclosure with independent shower unit over, chrome heated towel rail, full ceramic tiling with natural stone border tiles, a double aspect room with UPVC windows to two front aspects, ceramic tiled flooring.

## OUTSIDE FRONT

The property stands in beautifully mature and private grounds extending to in excess of one third of an acre (stms). There is a circular drive with a central bed stocked with evergreens, two notable chestnut trees, slate beds with rockery arrangements. The extensive gravel driveway gives provision for numerous vehicles, outside lighting and two **Detached Garages** measuring 19' 11" x 9' 2" (6.07m x 2.79m) with power, lighting and single up and over door. The other garage measures 16' 9" x 9' 1" (5.11m x 2.77m) with up and over door, power and lighting. The garden is enclosed by mature evergreen screening and brick walling.

## OUTSIDE REAR

Wrought iron gates access the rear garden consists of an extensive paved terrace with constructed planters, outside tap and lighting. There are extensive lawns with heavily stocked ornamental shrubs, trees and flower beds. A pleasant **Summer House** measuring approximately 13' 1" x 10' 2" (3.99m x 3.10m) with double doors opening to a further seating area. A timber arbour leads to a further area of garden with a vegetable preparation plot edged in timber sleepers, a large timber shed with three phase and areas of paving. The timber decked pathway leads to a further patio area finished in paving with edged borders, a selection of rose beds and flower borders with a further selection of ornamental trees, strategically placed external power points. The gardens are enclosed by high mature boundaries and offer a good degree of privacy.

## TENURE

Freehold

Council Tax Band - F





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