

£460,000  
Freehold



JS  
JONSIMON  
ESTATE AGENTS

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### Features

- A Prestigious Stone Built Four Bedroom Detached Family Home
- Entrance Hallway and Guest WC
- Spacious Lounge with Bay window
- Stunning Open Plan Dining Kitchen & Sitting Room With Patio Doors
- Conservatory
- Fully double glazed and gas central heating
- Four good sized bedrooms
- Modern en suite shower room & Stunning three piece white shower room
- Double garage with blocked paved driveway for several cars
- Large Plot with Woodland rear views
- EPC Rating - C
- Well presented front and rear gardens with two sheds
- Situated on a quiet cul de sac
- Viewing is an absolute must as interest is due to be high and is strictly by appointment

### Summary of Property

**\*\* WOW FACTOR \*\* STUNNING OPEN PLAN DINING KITCHEN/ SITTING ROOM \*\* WOODLAND VIEWS TO REAR \*\* LARGE DOUBLE GARAGE \*\***

A prestigious stone built detached family home situated in a desirable head of cul-de-sac location within this much favoured residential development providing spacious four double bedrooms accommodation. Situated on the fringes of Burrs Country Park and conveniently placed for easy access to Bury Town Centre and all major local amenities, popular schools and excellent transport links.

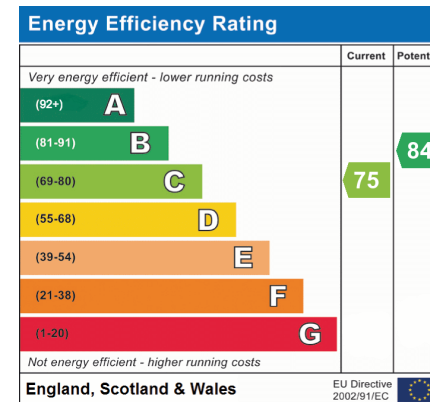
In brief, the property comprises: large entrance hallway, guest w/c, spacious lounge, stunning open plan dining kitchen & sitting room, and to the first floor, four good sized bedrooms with modern en suite shower room to the main bedroom as well as the modern shower room. The property benefits from UPVC double glazed windows throughout and gas central heating. Immaculately presented to the highest of levels the property has had the very best of upgrades including but not limited to: bespoke kitchen with Silestone worktops, integrated Neff appliances and a wealth of additional features to be discovered. Outside features a detached linked double garage, attractive block paved driveway for several cars and landscaped lawn/Astro Turf gardens/patio.

A truly fabulous property, viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax

Bury Council: E Annual Amount:£2797.41 Approx.



### Local Authority

Bury Council

Band E

Tax Band Amount: £2797.41

## Room Descriptions

### Ground Floor

#### Entrance Hallway

Composite double glazed Rock door leading to spacious entrance hall with cloaks cupboard. Spindled balustrade.

#### Guest WC

Modern two piece white suite comprising hand wash basin and low level w.c. Plumbing for automatic washing machine. Ceramic tiled floor.

#### Lounge

6.07m(19'11") x 3.81m(12'6") UPVC double glazed square bay window and side window. Plaster coving to ceiling and TV point.

#### Open Plan Dining Kitchen & Sitting Room

7.04m(23'1") x 4.27m(14'0") Bespoke, extensive range of Cashmere Grey Oak fitted wall and base units incorporating large breakfast island with Neff Induction hob with feature, cylinder brushed steel extractor hood. Neff, brushed steel electric oven with additional brushed steel Neff microwave, oven and grill. Integrated dishwasher, fridge and freezer. Inset stainless steel Franke sink unit. Complementary Silestone worksurfaces with matching upstand. Laminate flooring. Dining area with UPVC double glazed French doors leading to rear garden. Low voltage. L.E.D. lighting.

#### Conservatory

3.40m(11'2") x 2.90m(9'6") UPVC double glazed construction with plastered ceiling and ceiling spot lights.

### First Floor

#### Landing

Landing with feature arch UPVC double glazed picture window.

#### Bedroom One

4.65m(15'3") x 3.56m(11'8") UPVC double glazed window, fitted wardrobes, LED lighting and ceiling point.

#### En Suite Shower Room

Contemporary three piece white suite comprising walk in shower cubicle with drenching shower head, Roca hand wash basin and low level w.c. Complementary fully tiled walls. Tiled floor with underfloor heating. Low voltage LED lighting.

#### Bedroom Two

3.56m(11'8") x 3.28m(10'9") UPVC double glazed rear window, radiator and ceiling point.

#### Bedroom Three

4.24m(13'11") x 2.31m(7'7") UPVC double glazed rear window, radiator and ceiling point.

#### Bedroom Four

3.28m(10'9") x 2.11m(6'11") UPVC double glazed front window, radiator and ceiling point.

#### Shower Room

2.18m(7'2") x 1.68m(5'6") Modern three piece white suite with large walk in shower cubicle with drenching shower head, hand wash basin set in vanity unit and low level w.c. Ceramic tiled floor. Complementary fully tiled walls. Low voltage LED lighting. Designer radiator.

#### Outside

#### Double Garage

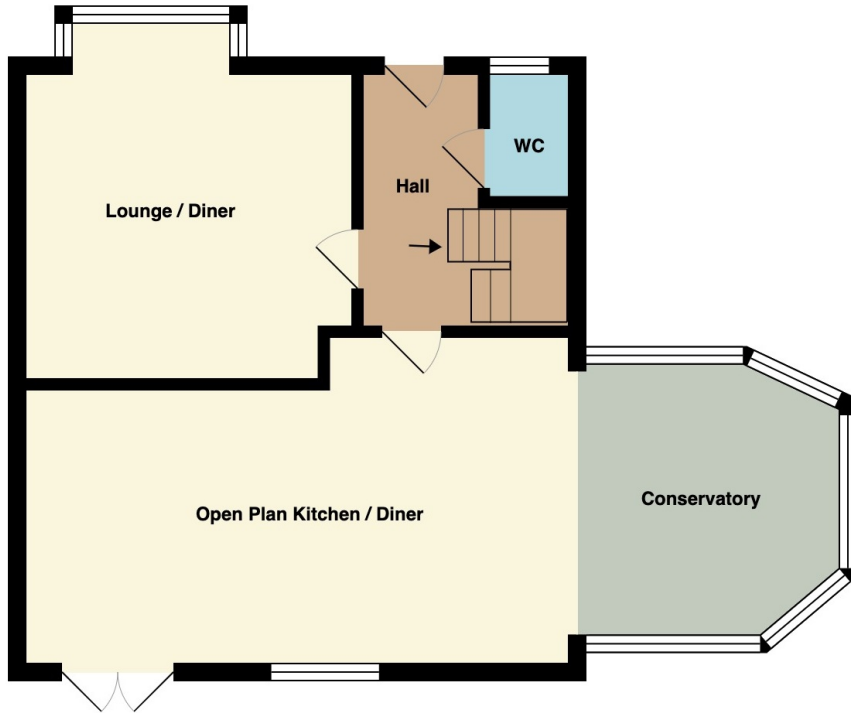
Electric up and over door, power points, ceiling point and side door.

#### Gardens & Parking

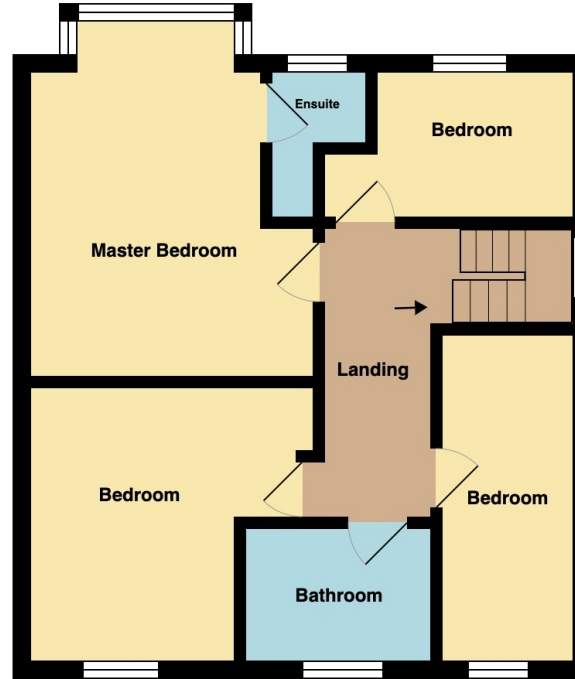
Landscaped gardens to front and rear, mainly laid to lawn and Astro turf with an abundance of mature trees and shrubs. Pleasant wooded aspect to rear. Large paved patio area. Two sheds with power and light. Generous sized driveway leading to double garage.



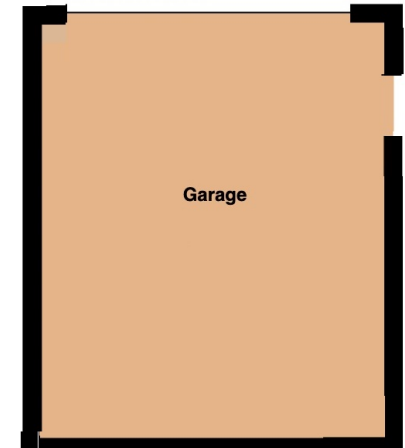
# Floorplan



**Ground Floor**  
Area: 65.9 m<sup>2</sup> ... 710 ft<sup>2</sup>



**First Floor**  
Area: 54.5 m<sup>2</sup> ... 587 ft<sup>2</sup>



Total Area: 120.5 m<sup>2</sup> ... 1297 ft<sup>2</sup>

## General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

## Measurements

All measurements quoted are approximate.

## Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.

28, Bolton Road West, Ramsbottom, Bury, BL0 9ND 01706 489 966 info@jonsimon.co.uk