





## PROPERTY DESCRIPTION

This breath-taking home has been constructed to the highest of specifications on one of the most prestigious roads in Bury, offering the most luxurious living space, carefully designed to offer the ultimate in luxury. Standing within its own private gated grounds within the highly favoured area of Bury, this truly spectacular, individually designed detached home simply must be viewed internally to be fully appreciate the size and finer features on offer. This beautiful property has been bespoke designed enjoying a pleasant rural aspect to the rear and built to the highest of specifications by the current owners with no stone left unturned in the pursuit of absolute luxury. Using ultra-modern construction techniques this super-efficient home has a particularly low carbon footprint. The fabulous, well-proportioned accommodation is set over two floors, providing 4000 square feet of living space that is ideally suited to modern lifestyles.

The property briefly comprises of; beautiful large hallway with gallery landing, large lounge with feature fireplace, sitting room/bar area, stunning open plan dining kitchen and family room with bi-folding doors, utility room and downstairs cloakroom/wc. The first floor comprises of a stunning landing area, five large double bedrooms, three of which have designer en-suite shower rooms, dressing room with fitted furniture just off the main bedroom, along with a large four piece modern family bathroom. Integral double garage with remote controlled electric garage door. Externally, the property enjoys a meticulously manicured front garden and extensive tarmac court yard for several cars leading down to remote controlled double gates. The rear of the property boasts a large majestic mature garden with large patio areas enjoying an open aspect over pastureland. The location is exceptionally private yet within easy access to a host of amenities and well placed for major transport links offering easy access into Manchester and across the North West, within the catchment area of good local schools including Bury Grammar and Bolton Schools. This is a rare opportunity to purchase what could be Bury's most prestigious homes and is unlikely to be on the market for very long. As such, an early viewing is strongly advised to avoid disappointment and is strictly by appointment only via our Ramsbottom office.

## FEATURES

- A magnificent five double bedroom detached family home
- Spacious lounge with feature fire, Sitting Room/Bar
- Stunning open plan 33' dining kitchen and sitting room with bi-folding doors
- Large hallway with gallery landing
- Five double bedrooms
- Designer "Villeroy and Boch" En-suite bathroom suite & Dressing room
- Integral double garage with extensive paved driveway for several cars leading down to remote controlled double gates
- Incredible manicured gardens with stunning rear views over farmland
- EPC Rating - C
- Arguably in one of the best locations within the area
- Close to excellent schools and transport links
- Early viewing is absolutely essential as interest will be extremely high and is strictly by appointment only





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

Large double glazed metal front door and double glazed aluminum windows, tiled flooring, ceiling spotlights, radiator, alarm pad, and feature oak and glass staircase.

#### Living Room

UPVC double glazed rear and side windows, feature wall mounted gas and log effect fire, wall lights, ceiling spotlight and radiators.

#### Office & Bar/Sitting Room

UPVC double glazed front windows, radiators, bar, ceiling spotlights and TV point.

#### Stunning Open Plan Dining Kitchen

A stunning extensive fitted kitchen with a wide range of wall and base units with complementary worksurfaces, four ring induction hob and addition two ring induction hob, ceiling extractor unit, two electric ovens, combination microwave and grill, integrated dishwasher, fridge and freezer, breakfast bar, one and half bowl sink unit with drainer, Quooker tap, part tiled walls, generous sized central island with attractive focal pendant lighting, double glazed ceiling lantern, tiled flooring, underfloor heating, ceiling spotlights, A lovely spacious and airy room with UPVC double glazed rear window and bi-folding aluminum bi-folding patio doors leading out to the back garden

#### Open Plan Sitting Room & Dining Room

Bi-folding double glazed doors, UPVC double glazed rear and side windows, radiators, TV point.

#### Guest WC & Cloakroom

Modern two piece white suite comprising of a low level w/c, wash hand basin, fully tiled walls and flooring, radiator, under sink storage cupboard, ceiling spot lights, large storage cupboard and UPVC double glazed side window.

#### Utility Room

UPVC double glazed side window, single bowl sink unit with drainer, plumbed for washing machine and dryer, radiator, part tiled walls, base units with work surface and ceiling point.

### First Floor

#### Gallery Landing

Glass and oak balustrade, aluminum bi-folding patio doors leading out over the front porch, radiator, ceiling spotlights and featured ceiling point.

#### Bedroom One

UPVC double glazed rear window, radiator, TV point and ceiling spotlights.

#### Dressing Room

Fitted wardrobes, shelves and units, radiator, dressing table, wall mounted mirror, loft access and ceiling spotlights.

#### En-Suite Bathroom

A superb, five piece Villeroy & Boch white suite, comprising of a tiled bath with mixer tap and showerhead, two wash hand basin with storage drawers underneath, walk-in shower units, low-level WC, fully tiled walls and flooring, radiator, shaver point, ceiling spotlights, extractor unit and UPVC double glazed side windows.

#### Bedroom Two

UPVC double glazed front windows, fitted wardrobes, TV point, radiator and ceiling spotlights.

#### En-Suite Shower Room

A modern three-piece white suite, comprising of a walk-in shower unit, low level w/c, wash and basin with storage drawer, radiator, fully tiled walls and flooring, extractor unit, ceiling spotlights and UPVC double glazed side window.

#### Bedroom Three

UPVC double glazed front windows, radiator, fitted wardrobes and units, ceiling point.

#### En-Suite Shower Room

Modern three-piece Villeroy & Boch white suite comprising of a walk-in shower unit, wash, hand basin, low-level WC, radiator, fully tiled walls and flooring, ceiling spotlights and UPVC double glazed side window.

#### Bedroom Four

UPVC double glazed rear window, radiator, fitted wardrobes and units, ceiling spotlights.

#### Bedroom Five

UPVC double glazed rear window, radiator, fitted wardrobes and units, ceiling spotlights.

#### Family Bathroom

A superb four piece white bathroom suite comprising of a free standing bath with wall mounted mixer tap, walk-in wet room shower with glass screen, low-level WC, wash hand basin with storage draw underneath, radiator, fully tiled walls and flooring, shaver point, extractor unit, ceiling spotlights and UPVC double glazed side window.

### Outside

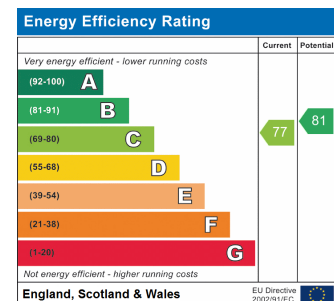
#### Double Garage

Electric up and over garage door, power points, storage cupboards and ceiling point.

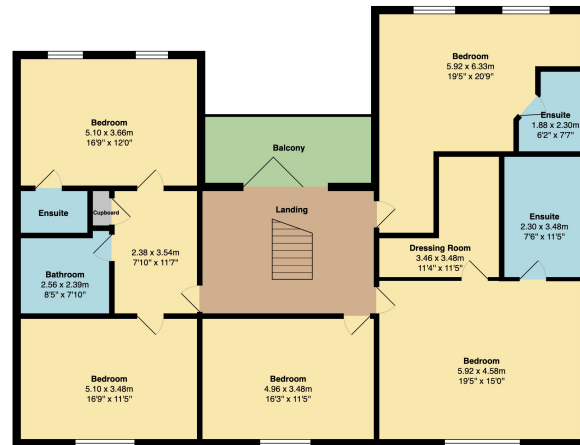
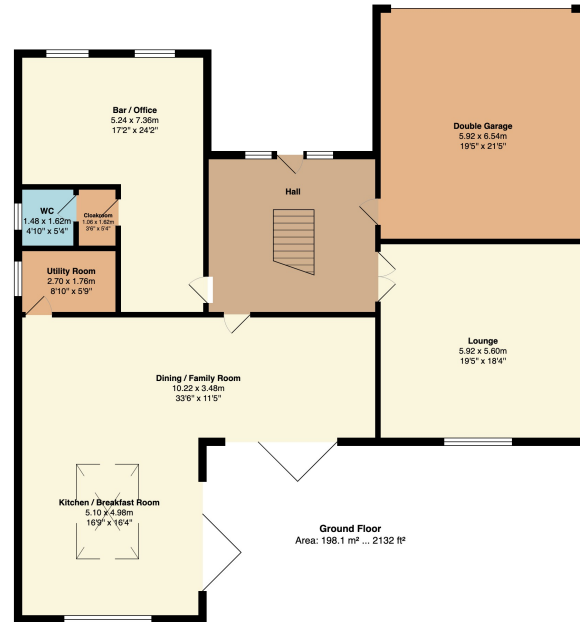
#### Gardens

Front: Double remote controlled electric gates, attractive brick and metal front wall, large tarmac court yard for ample off road parking, well maintained borders and shrubs

Rear: A large paid patio area, extensive lawn area with well maintained borders and shrubs, external lighting, outside water tap, external power sockets, fence panel surround and gated access to both sides.



# FLOORPLAN



**Total Area:** 364.9 m<sup>2</sup> ... 3928 ft<sup>2</sup> (excluding balcony)

## 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.

Ramsbottom 28, Bolton Road West, Ramsbottom, Bury, BL0 9ND 01706 489 966 [info@jonsimon.co.uk](mailto:info@jonsimon.co.uk)