



 RESIDE

4 Broad Acre | Norden | Rochdale OL12 7RP

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# 4 Broad Acre

## Norden | OL12 7RP

Nestled on the doorstep of picturesque countryside and within a stone's throw of charming Norden village, this stunning five-bedroom detached family home offers the perfect blend of luxury and comfort.

Set on a generous plot with immaculate gardens, the property boasts breathtaking rural views, while still offering convenient access to local amenities and transport links.

As you step inside, you are greeted by a grand entrance hall that sets the tone for the spacious and thoughtfully designed layout. The ground floor features a large, light-filled family room and open-plan breakfast kitchen with bi-folding doors that open onto a beautifully landscaped garden, perfect for indoor-outdoor living and entertaining. The heart of the home is the stylish open-plan kitchen and dining area, equipped with high-end appliances, a large island, and sleek finishes. A cosy family room and a separate home office provide additional flexible spaces for relaxation or work from home.

The five generously sized bedrooms offer ample space for the whole family. The principle suite is a true retreat, complete with a walk-in wardrobe, luxurious en-suite, and private balcony overlooking the scenic countryside. The guest bedroom on the ground floor and second bedroom

feature an en-suite, while the remaining two bedrooms share a modern family bathroom, all finished to an impeccable standard.

Externally, the property benefits from ample driveway parking, and a spacious garden, offering both privacy and stunning views of the surrounding greenery. With easy access to local schools, shops, and outdoor activities, this home is perfect for families seeking a countryside lifestyle with the convenience of village living.

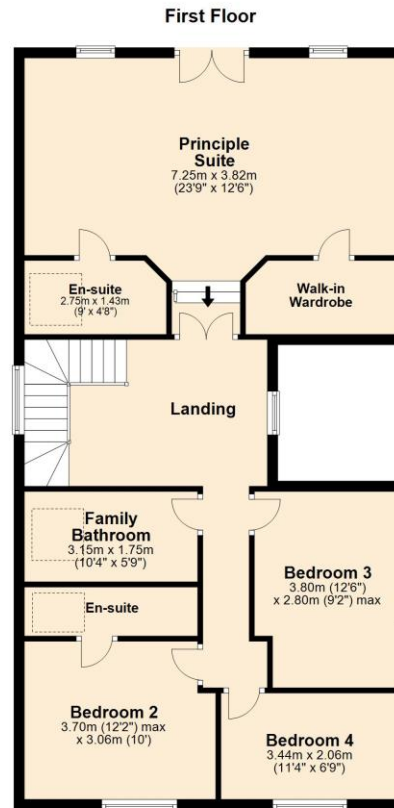
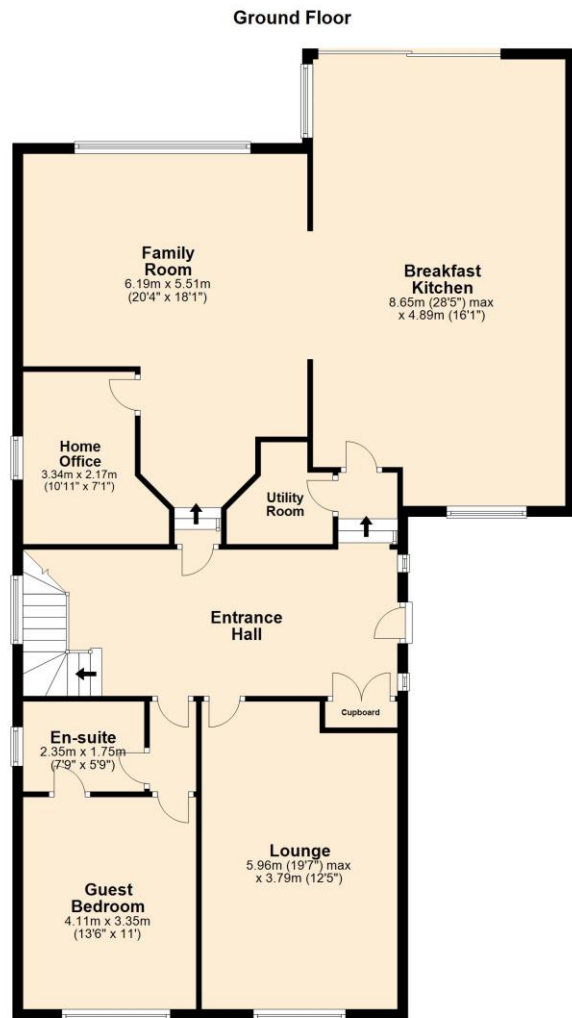
A true gem in an idyllic location, this five-bedroom home must be seen to be fully appreciated.





To view this property call Reside on **01706 356633**





Reside Estate Agency  
Plan produced using PlanUp.



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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".