



5 Edgemoor Drive | Bamford | Rochdale OL11 4BG

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Located in one of Bamford's most sought-after cul-de-sacs, this beautifully renovated and immaculately presented four-bedroom detached home offers the perfect balance of contemporary design and practical family living.

Set against a backdrop of panoramic views across Roch Valley and open countryside, the property enjoys a peaceful position, while being conveniently close to local amenities, schools, and commuter links.

A dedicated home office provides a quiet space for remote working or study whilst a stylish separate WC completes the ground floor accommodation.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with modern en-suite shower room. The family bathroom is a luxurious four-piece suite, finished to a high standard with walk-in shower, freestanding bath, vanity unit and WC.

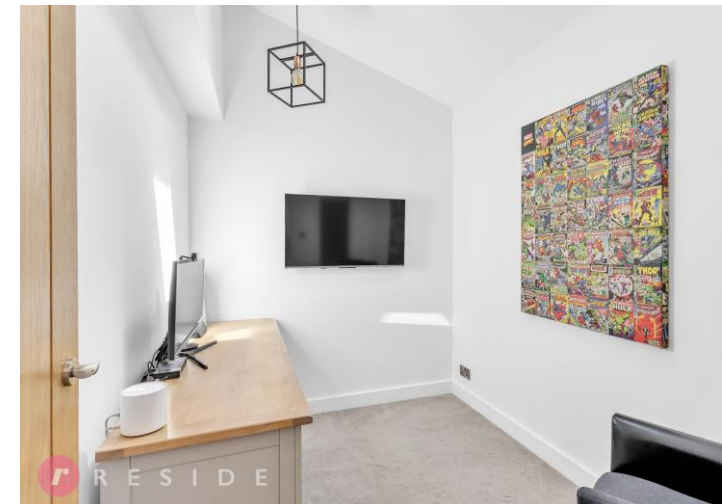
Internally, the accommodation is spacious and versatile, ideal for modern family lifestyles. An inviting entrance hall flows through to a generous lounge with large windows.

To the rear, the heart of the home is the showstopping open-plan family living kitchen – a superb space combining a sleek contemporary kitchen with island unit, designated dining area, and relaxed family seating space, all enhanced by bi-folding doors opening out onto the garden. A utility room offers practical convenience, while the playroom, currently set up for children, could equally serve as a guest bedroom or additional reception space.

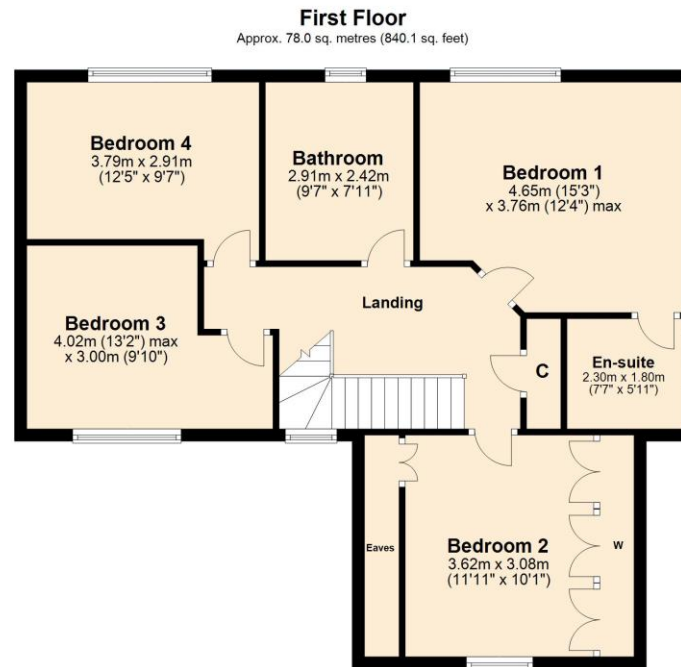
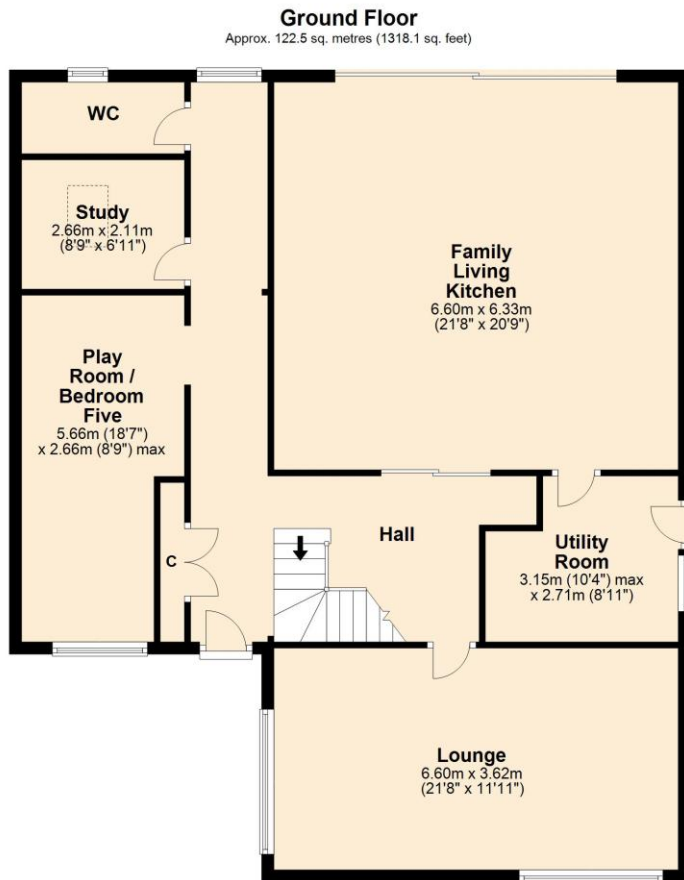
Externally, the two-tiered South-facing garden is a true highlight – a sun-drenched, perfect for entertaining or enjoying the uninterrupted countryside views. To the front is a private driveway providing off-road parking.

This exceptional home must be viewed to fully appreciate the standard of finish, versatility, and outstanding location on offer.





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



Total area: approx. 200.5 sq. metres (2158.2 sq. feet)



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