



14 Galbraith Way | Norden | Rochdale OL11 5WE

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# 14 Galbraith Way

Norden | OL11 5WE

Offering approximately 2,500sqft of high-specification living accommodation, this outstanding family home blends luxurious interior finishes with thoughtfully landscaped outdoor space.

An exceptional opportunity to acquire this luxurious five-bedroom detached family home, occupying a prime position on one of Norden's most sought-after developments.

This beautifully appointed property has been finished to an impeccable standard with no expense spared, delivering a turnkey home ideal for modern family life.

The ground floor accommodation comprises a welcoming porch leading into a spacious entrance hall, a stylish guest WC, an elegant lounge, and a separate formal dining room. A spacious conservatory provides panoramic views over the landscaped rear garden whilst seamlessly connecting to outside.

The heart of the home is a stunning open-plan family living kitchen, complete with bespoke cabinetry, corian worktops, premium integrated appliances, central island, and relaxed seating area. A separate 'boot room' offers additional storage and laundry space.

Upstairs, the property boasts five well-proportioned bedrooms, including four doubles, with three featuring their own high-spec en-suites. A family bathroom serves the remaining bedrooms, all of which are tastefully decorated to the highest standard.

Outside, the rear garden is an entertainer's dream, professionally landscaped and featuring a pergola-covered luxury hot tub, ambient lighting, and stylish paving. To the front, a substantial driveway provides ample off-road parking and leads to an integral double garage with electric door access, power and lighting.

Situated within walking distance of Norden village and its excellent amenities, this home also benefits from easy access to scenic countryside walks, top-performing local schools, and excellent transport links including the M62 motorway.

Rarely do homes of this quality become available in such a desirable location - early viewing is highly recommended.

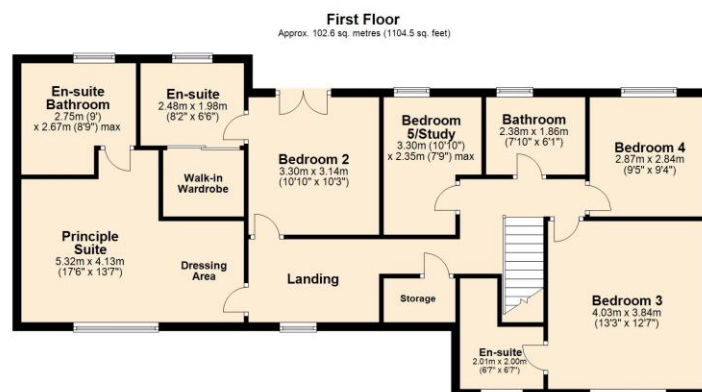
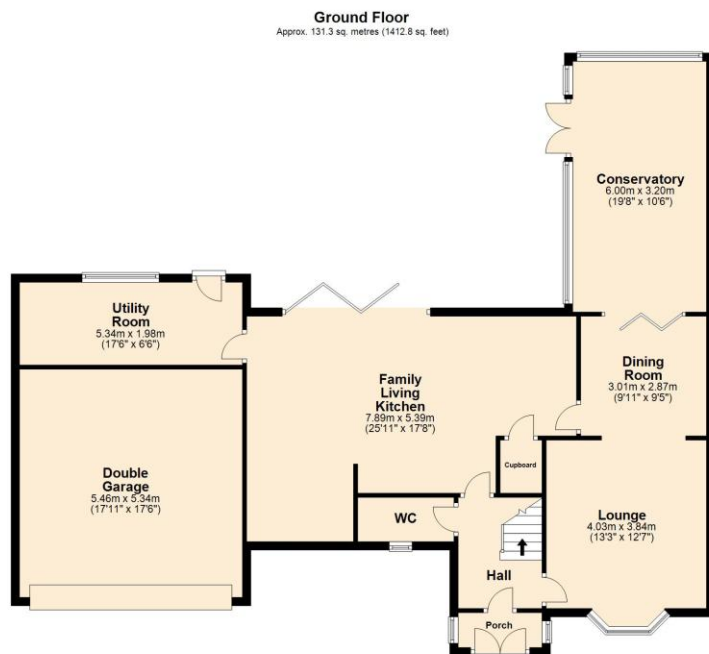


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To view this property call Reside on **01706 356633**



Total area: approx. 233.9 sq. metres (2517.3 sq. feet)



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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".