



1 Oaklands, Norden Road | Bamford | Rochdale OL11 5NW

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Situated within the very heart of Bamford, this exceptional five-bedroom detached family residence offers over 3,000sqft of high-quality living accommodation arranged over three impressive floors all whilst set within a prestige gated development of just four distinguished properties.

An entrance hall introduces the generous ground-floor accommodation, where underfloor heating runs throughout each stylishly appointed space. The main lounge provides a serene setting for relaxing and entertaining, while a versatile second lounge - equally suited as a home office or snug offers valuable flexibility for modern family life. At the centre of the home lies the exceptional family living kitchen, a bespoke design by Dianne Berry, crafted with premium materials and integrated appliances to create a stunning space for cooking, dining and gathering. Complementing this is a well-planned utility room, guest WC and internal access to the integral double garage.

The first floor is dedicated to four luxurious double bedrooms, each generously proportioned and beautifully finished. The principal suite is a standout feature, boasting a private walk-in dressing room, Juliette balcony and an elegant, contemporary en-suite.

Another bedroom benefits from its own en-suite, while the remaining bedrooms are served by a sophisticated family bathroom. The second floor provides a further private double bedroom with its own stylish en-suite, offering an ideal retreat for guests or older children seeking additional privacy.

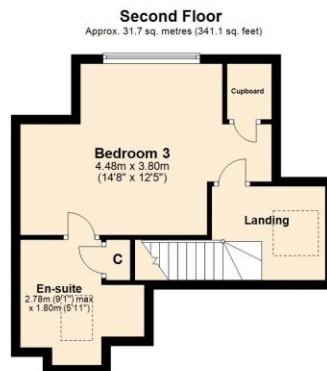
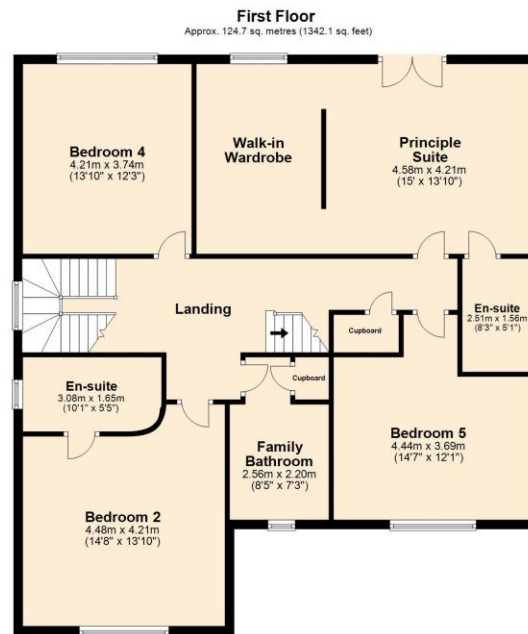
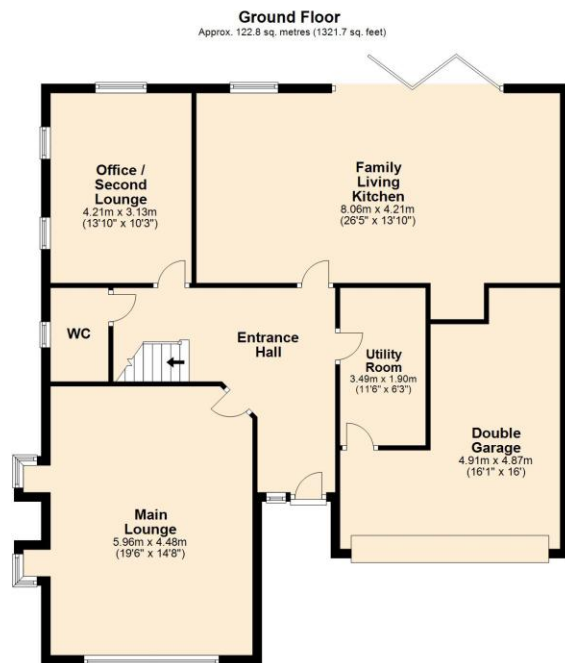
Externally, the property continues to impress with expansive South-facing gardens, thoughtfully landscaped to create a perfect setting for outdoor living and entertaining. A double driveway provides ample parking.

Nearby you will find everyday essentials, schools, shops and leisure facilities within easy reach - ideal for family routines. Good transport links provide straightforward access to local amenities and beyond, while the surrounding countryside presents numerous walking routes.





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



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