



Wroxham Close

Brandlesholme



Tucked behind electric gates in a peaceful cul-de-sac, this contemporary detached family home blends luxury with everyday ease. From the moment the gates open onto the understated patterned concrete driveway, there's a feeling of calm and coming home.



First Impressions

Step inside to a light-filled hallway where mirrored cupboards line one side, reflecting the glow from soft spotlights above. There's space here for coats and shoes, neatly stored away behind bespoke mirrored doors, keeping the hallway bright and clutter-free.

To the right, a comfortable snug sets the tone for the rest of the home. The soft palette of greys and creams, paired with anthracite radiators, gives the room an elegant warmth and is the perfect place to unwind and feel at home. The space is currently styled as a children's playroom but has the potential to become a cosy reading nook or second lounge.





Heart Of The Home

Flow through into the capacious open-plan kitchen and dining space where a showstopping Diane Berry kitchen, perfectly curated, is poised to prepare your culinary delights. Tiles run underfoot, leading to a large island topped with smooth Corian. Spotlights glow softly above, inviting quiet breakfasts and late-night conversations.

Everything here feels thoughtfully placed. A Miele MasterCool fridge freezer starts the kitchen line-up; two Neff ovens and a matching microwave line the side wall, and a Miele induction hob rests beneath a sleek extractor. The Bosch dishwasher and Hamstrom hot water tap complete the collection; each seamlessly built into everyday living.

A pocket door leads to a tucked-away utility space home to a stacked washer and dryer, a sink, and additional storage to keep the day-to-day running smoothly.

Across the rear of the home, aluminium bi-folding doors flood the room with light, opening fully to the garden on warmer days. The breakfast bar offers a casual place to gather, while the open plan continues into a generous dining space, perfect for family dinners or evenings with friends.









Family Time

Flowing from the dining space the front facing lounge is replete with a media wall, designed for up to a 65 inch TV, framed with LED lighting with a newly fitted Evonic E-Smart electric fire and contemporary lit mirrored alcoves. Beneath, a hidden drawer conceals consoles and cables — sleek, smart, and effortlessly tidy. Currently used as the main lounge this relaxing space has a large window providing natural daylight and a feature anthracite wall radiator. The generous corner sofa invites you to relax, catch up with friends and perhaps enjoy your favourite series on Netflix.



And So To Bed...

A bespoke staircase rises from the hallway, a glass balustrade and mirrored wall catching the light as it climbs. Upstairs, soft grey carpet runs throughout, leading to four bedrooms and a beautifully designed family bathroom.

The family bathroom is the first room to the right. Here, Gessi taps and shower fittings and dark, glossy tiles meet a soft, surrounding light. At its heart, a freestanding Ashton & Bentley bathtub catches the glow, framed by inset shelving and subtle spotlights above. A wet-room style shower with a rainfall head and wand sits opposite, while a floating black Cristallo vanity unit and backlit mirror tie the space together visually, whilst underfloor heating brings a subtle comfort beneath your feet.

Next along the landing, bedroom three looks out over the rooftops and gardens beyond. Built-in wardrobes line one wall with a sleek glass-fronted finish, softly lit from within. Every piece of furniture here has been designed to belong: the fitted bed, velvet headboard, and dressing area, all shaded by Venetian-style blinds that filter the afternoon light.







Principal Suite

Across the landing, the principal suite is a serene retreat bathed in soft, natural light. A wall of mirrored wardrobes reflects the greenery beyond the window, while the fitted headboard, floating bedside tables, and feature lighting bring a gentle rhythm to the space. Grey carpet and neutral tones give the room a calm, sophisticated feel, while the dressing area offers open shelving and built-in storage for effortless organisation. The fourth bedroom, currently used as a dressing room, with remote-controlled ambient lighting and tailored storage, adds a touch of everyday luxury. This room could easily be changed back to use as a fourth bedroom or as a home office.

The second bedroom, overlooking the driveway, completes the upper floor. Another spacious double with glass-fronted wardrobes and LED lighting, this room mirrors the same design language seen throughout the home. A built-in dressing table conceals a retractable television, while the soft lighting and floating shelves add a boutique finish. This double, like every bed across the home, is ottoman-style, designed with hidden storage to keep the look streamlined and the space beautifully clear.





Garden Adventures

From the kitchen, the bi-folding doors open out onto a low maintenance imprinted concrete patio. There's plenty of room for outdoor dining, barbecues, or a quiet morning coffee in the summer sun. Beyond, a wide lawn is enclosed by fencing, a safe space for children and pets to play or for evenings spent with friends. With just a little planting along the borders, it could become a colourful private haven in the summer months.

The electric car charger, full alarm system, and CCTV bring peace of mind, while the electric sliding gate adds privacy and presence. 12 Wroxham Close also comes with approved planning permission for further development, a perfect opportunity to expand the living space or create a bespoke addition to suit a growing family or modern home-working needs.



Out & About

Perfectly placed for family life, Wroxham Close offers the best of both worlds – a peaceful, semi-rural setting with every convenience close to hand. Step outside and enjoy the fresh air, with Burrs Country Park just over ten minutes away. Spanning 36 hectares of scenic countryside, it's the perfect spot for weekend walks, bike rides, or picnics by the River Irwell, surrounded by woodlands, wetlands and wide-open pastures.

Families are well catered for with an excellent choice of nearby schools including St John with St Mark C of E Primary School, Woodbank Primary and Nursery, and Our Lady of Lourdes RC Primary, all within easy reach. For those seeking independent education, the highly regarded Bury Grammar School is just a short drive away.

After school, why not treat the kids to an ice cream at Jersey Girls, or enjoy a relaxed family meal at The Brown Cow, a local favourite known for its hearty roasts, friendly atmosphere, and live entertainment. On sunny weekends, The Garsdale in Bury is another go-to spot, with its welcoming beer garden and traditional charm.

Everyday essentials are all within easy reach, from a Tesco Express and Spar (with Subway), to freshly baked bread from Ernills Bakery and beautiful blooms from All Bloomin Things. You'll also find a pharmacy, barbers, and Woodbank Medical Centre just a short stroll away – everything a busy family could need.

Blending countryside calm with everyday practicality, Wroxham Close offers a truly connected lifestyle. A home that's modern, stylish, and walk-in ready – perfectly placed for families who want to enjoy the best of Bury living.

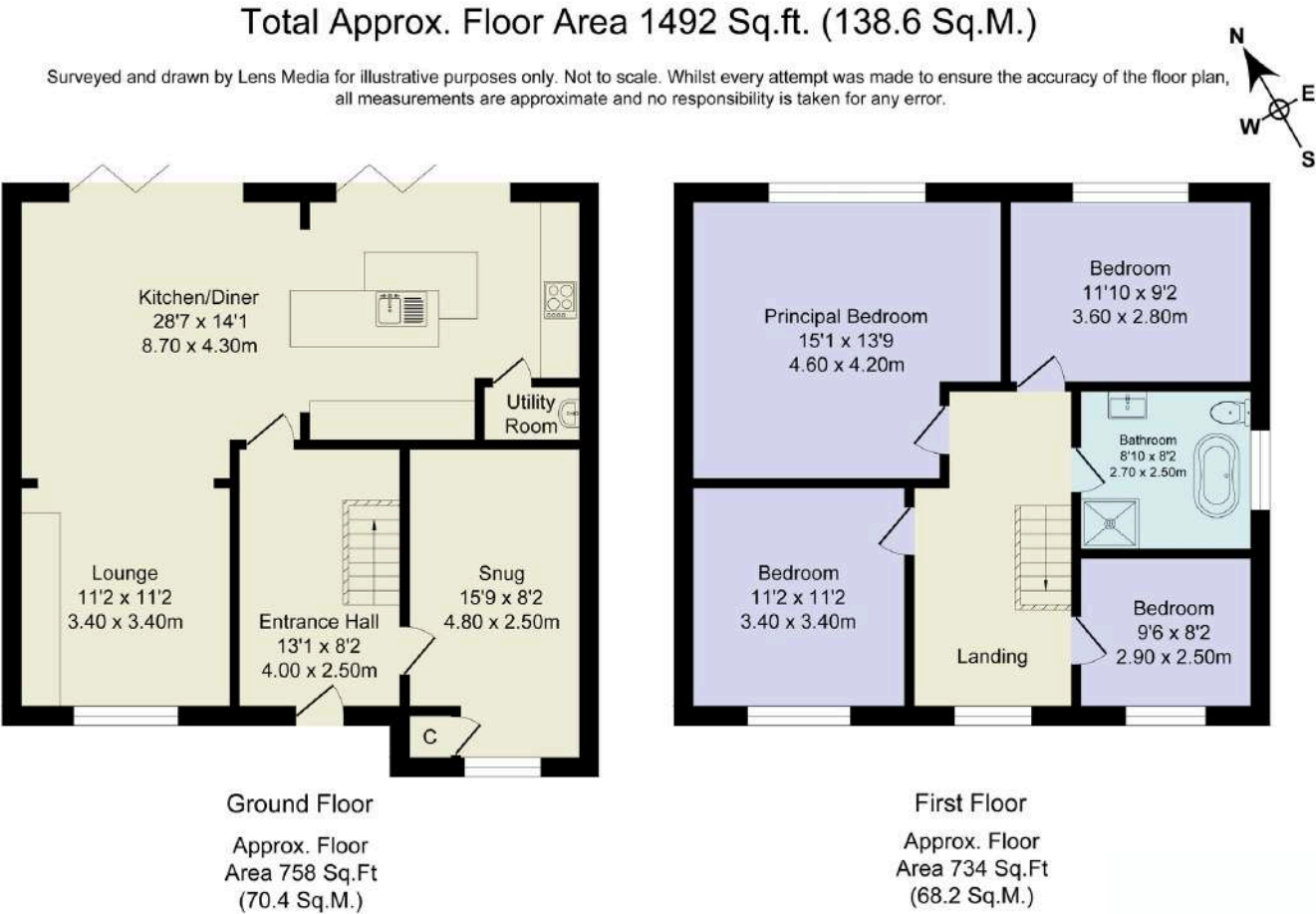
A home where family life flourishes, inside and out.



The Finer Details

- Contemporary Four Bedroom Detached Home
- Planning Permission for Ground and First Floor Extension
- Diane Berry Kitchen with Neff and Miele Appliances
- Stunning Open-Plan Living, Kitchen, Dining Area with Aluminium Bi-folding Doors
- Spacious Lounge with New Media Wall Featuring an Evonic E-Smart Electric Fire
- Bedrooms with Fitted Furniture and Ottoman-Style Beds
- Gated Driveway with Parking for Three Cars and Car Charging Point
- High Specification Bathroom Featuring Free-Standing Ashton & Bentley Bath
- Bury Council Tax Band E
- Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Call 01204 773556 or email sales@wainwrightshomes.com