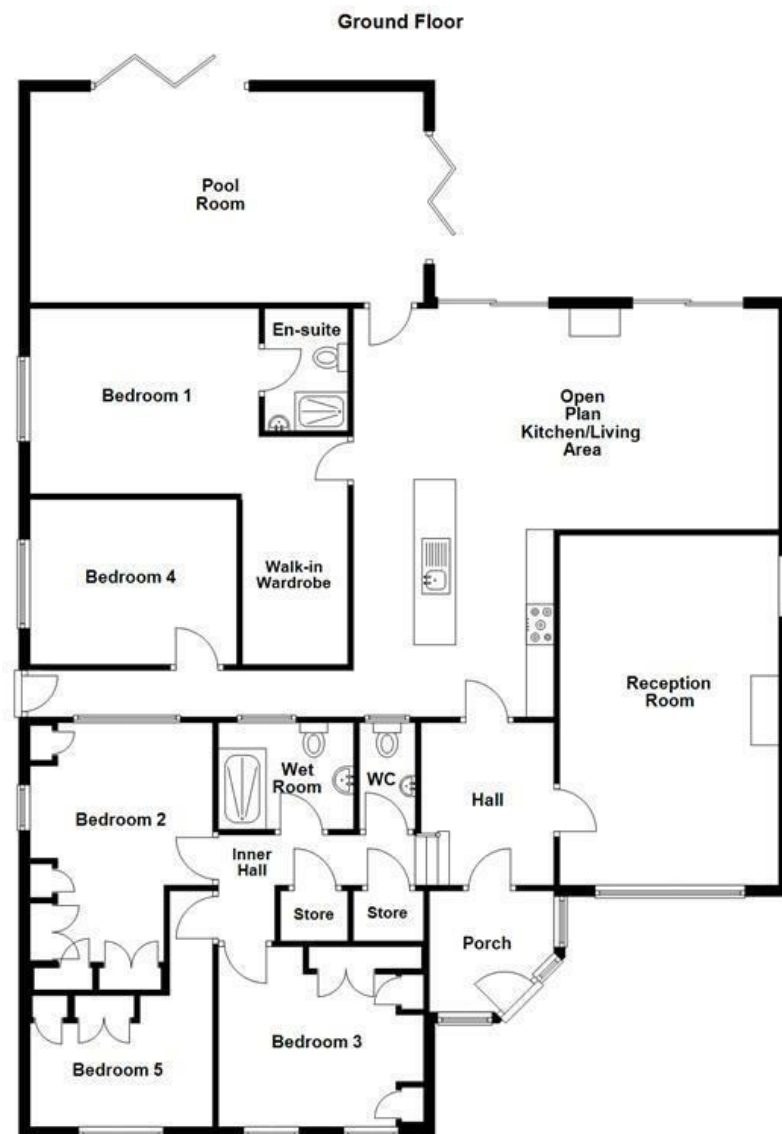




## Rochbury Close, Bamford, OL11 5JF

### Offers Over £595,000

A STUNNING DETACHED BUNGALOW WITH FIVE BEDROOMS AND POOL ROOM

Nestled in the sought-after Rochbury Close in Bamford, Rochdale, this stunning detached bungalow is a true gem waiting to be discovered. Boasting two reception rooms, five bedrooms, and two bathrooms, this property offers ample space for a growing family or those who love to entertain.

Major works and extension completed within the last 5 years; including two additional bedrooms, two new wet rooms (one en-suite), new kitchen, boiler, hydrotherapy pool room, roof, composite front door/windows and rewired throughout.

As you step inside, you'll be greeted by a sense of space and light, thanks to the neutral decor and contemporary fixtures throughout. The highlight of this home is undoubtedly the open plan kitchen/dining/living room, where sliding doors lead out to a generous raised decked terrace - perfect for enjoying a morning coffee or hosting summer barbecues.

For those who enjoy a bit of relaxation, the property features a pool room with a hydrotherapy Endless Pool, offering the perfect spot to unwind after a long day. The fully enclosed plot provides privacy and security, with gated off-road parking leading to a detached garage, ensuring both convenience and peace of mind. One of the bedrooms is currently utilised as a home gym, offering versatility to adapt to suit the demands of any potential purchasers.

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          | <b>60</b> | <b>82</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| EU Directive 2002/91/EC                     |           |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Rochbury Close, Bamford, OL11 5JF

## Offers Over £595,000

 5  2  1  D

- Impressive Detached Bungalow
- Open Plan Living
- Ample Off Road Parking and Garage
- EPC Rating D
- Five Bedrooms
- Extensive Plot with Gardens to Front and Rear
- Tenure Leasehold
- Two Bathrooms
- Fantastic Pool Room
- Council Tax Band D

### Entrance Porch

7'3 x 7'2 (2.21m x 2.18m )

Composite front door, UPVC duplex windows, central heating radiator, tiled flooring and door to hall.

### Hall

8'3 x 7'11 (2.51m x 2.41m)

Central heating radiator, spotlights, coving, smoke detector, Karndeian flooring, doors to reception room, kitchen and steps to inner hall.

### Reception Room

20'9 x 13'0 (6.32m x 3.96m)

Two UPVC double glazed windows, central heating radiator, spotlights, coving, wall mounted electric fire, television point and Karndeian flooring.

### Inner Hall

12'3 x 6'3 (3.73m x 1.91m )

Loft hatch, coving, spotlights, smoke detector, Karndeian flooring, doors to WC, three bedrooms, wet room and storage.

### WC

6'4 x 3'4 (1.93m x 1.02m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap and Karndeian flooring.

### Bedroom Two

15'11 x 10'10 (4.85m x 3.30m)

UPVC double glazed frosted window, central heating radiator, fitted wardrobes and Karndeian flooring.

### Bedroom Three

12'2 x 10'8 (3.71m x 3.25m)

Two UPVC double glazed windows, central heating radiator, smoke detector, fitted wardrobes and Karndeian flooring.

### Bedroom Five

14'1 x 11'0 (4.29m x 3.35m)

UPVC double glazed window, central heating radiator, spotlights, fitted wardrobes and Karndeian flooring.

### Wet Room

8'0 x 6'4 (2.44m x 1.93m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, extractor fan, spotlights, PVC to ceiling, tiled elevations and wet room sheet vinyl flooring.

### Open Plan Kitchen/Living Area

25'5 x 22'8 (7.75m x 6.91m)

Two upright central heating radiators, loft hatch, coving, spotlights, smoke detector, range of wall and base units with quartz work surfaces, inset stainless steel sink with integrated draining ridges and high spout spring mixer tap, integrated high rise oven and microwave, five ring induction hob and extractor hood, space for American-style fridge freezer, integrated dishwasher and washing machine, breakfast bar, log burner, television point, stone feature wall, Karndeian flooring, open to further hall, doors to bedroom one, pool room and two UPVC double glazed sliding doors to rear.

### Bedroom One

13'8 x 11'0 (4.17m x 3.35m)

UPVC double glazed frosted window, central heating radiator, spotlights, smoke detector, LED illuminated mirror, Karndeian flooring, open to walk-in wardrobe and door to en suite.

### En Suite

7'9 x 4'11 (2.36m x 1.50m)

Central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, spotlights, extractor fan, PVC to ceiling, LED illuminated mirror, tiled elevations and wet room sheet vinyl flooring.

### Further Hall

20'2 x 2'9 (6.15m x 0.84m )

Central heating radiator, spotlights, Karndeian flooring, door to bedroom four and side elevation.

### Bedroom Four

12'3 x 9'9 (3.73m x 2.97m)

UPVC double glazed frosted window, central heating radiator, spotlights and Karndeian flooring.

### Pool Room

25'5 x 12'5 (7.75m x 3.78m)

Hydrotherapy pool, filtration unit, television point, spotlights, wet room sheet vinyl flooring and two UPVC double glazed bi-folding doors to rear.

### External

#### Rear

Enclosed laid to lawn garden with elevated composite decking, paved patio, timber shed and gates to side elevation.

#### Front

Gated entrance, laid to lawn garden, bedding areas, paved driveway and access to double garage.

### Double Garage

16'11 x 16'1 (5.16m x 4.90m)

Power, lighting, door to side and electric up and over garage doors.



Tel: 01706396140

www.keenans-estateagents.co.uk