



Layfield Close
Tottington, Bury BL8 4BN
ASKING PRICE £540,000

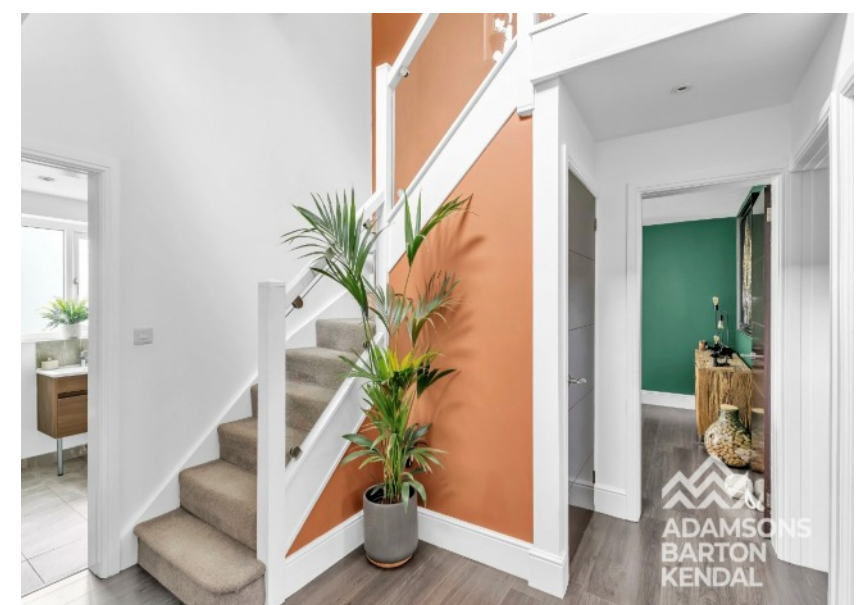
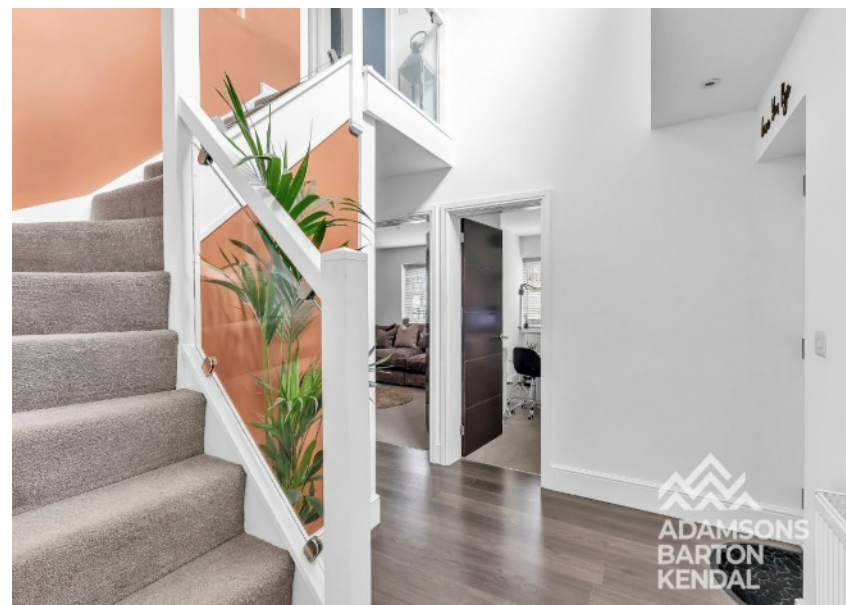
ADAMSONS BARTON KENDAL are delighted to bring to the market this stunning 4 bedroomed detached family home which has been completely renovated to a high standard, using quality fixtures and fittings throughout.

This prestige home is situated at the head of a quiet cul-de-sac with landscaped gardens, a 2 vehicle car port and driveway. The property is situated in an elevated position and enjoys stunning panoramic views over rolling countryside, within walking distance of Tottington village with all the usual local amenities including shops, bars, restaurants and relaxing countryside walks, on your doorstep.

This delightful, modern, contemporary home briefly comprises a galleried landing, spacious family lounge, a stunning open plan fully fitted dining kitchen with luxurious appliances and a separate utility room (formerly part of the garage). There is a fourth bedroom (currently utilised as a Beauty Salon) and a stunning family bathroom. To the first floor, there are 3 further double bedrooms with the master bedroom having an en-suite shower room and also a Juliet Balcony where you can enjoy the far reaching panoramic views over open countryside and there is a separate wc.

The property benefits from a gas fired central heating system, double glazed windows and high quality fixtures and fittings throughout and must be viewed to be fully appreciated.

**VIEWING IS STRONGLY RECOMMENDED TO APPRECIATE THE
EXTENT AND CALIBRE OF THE ACCOMMODATION ON OFFER**



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Ground Floor

ENTRANCE HALL

Galleried landing, storage cupboard

LOUNGE - 3.6 x 4.1 metres

A wonderful, spacious cozy main reception room with spotlights to ceiling, tiled floor

KITCHEN / FAMILY ROOM - 5.3 x 3.1 metres plus 2.7 x 2.7 metres

1 ½ bowl sink unit, top of the range wall and base units with complementary work surfaces, built in double oven, microwave, 5 ring hob and extractor hood, integrated dishwasher, fridge and freezer, double glazed patio doors leading out to the rear garden area

UTILITY ROOM - 2.6 x 2.6 metres

A recently fitted utility room with a range of wall and base units with complementary work surfaces, plumbing for an automatic washing machine and dryer

BEDROOM FOUR / BEAUTY SALON - 3.6 x 2.5 metres

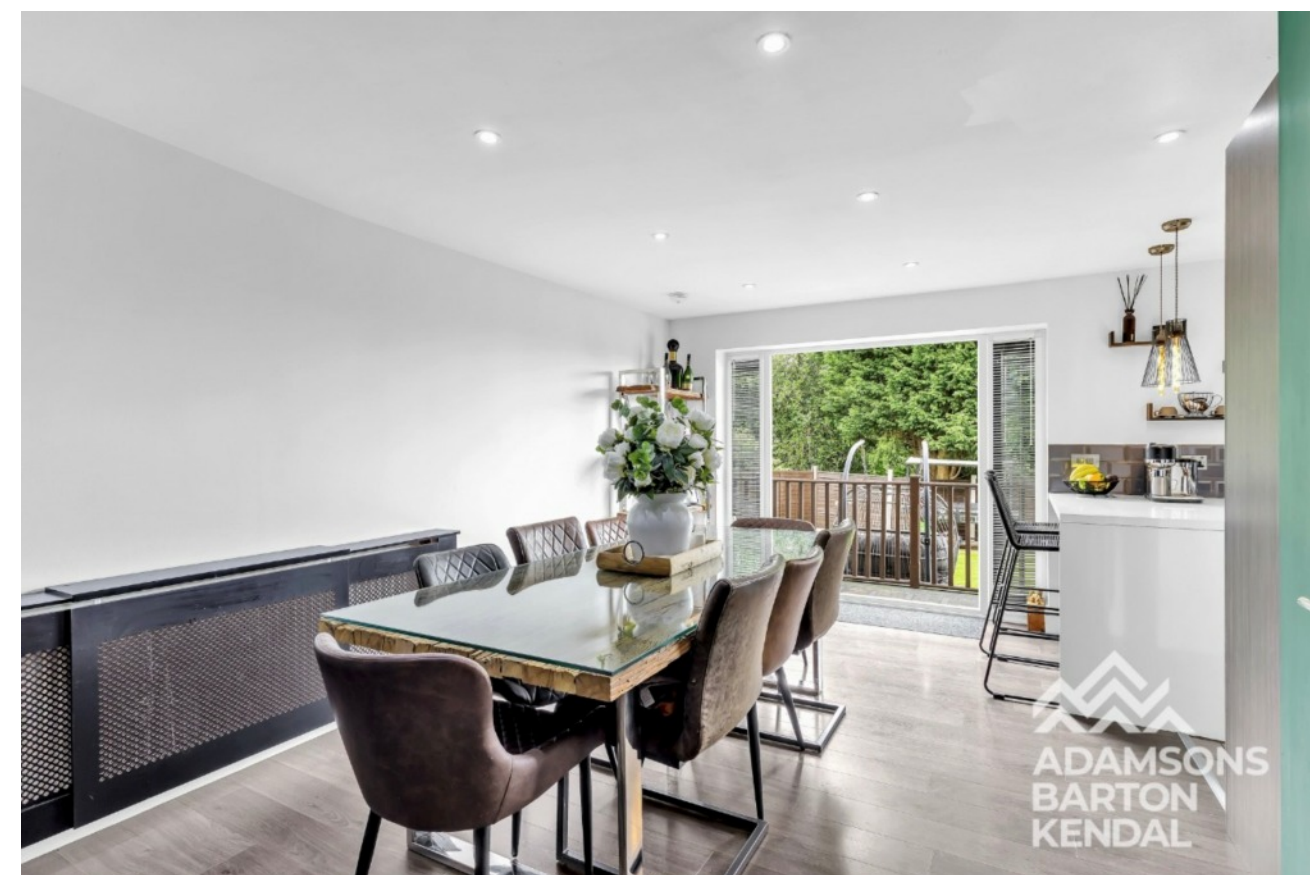
Formerly a bedroom, this particular reception room could have multiple uses

FAMILY BATHROOM - 2.0 x 3.0 metres

Panelled bath with shower above, pedestal wash hand basin, low level wc - stunning modern suite in white, tiled walls, spotlights to ceiling



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First Floor

LANDING

MASTER BEDROOM - 4.2 x 3.2 metres

A wonderfully presented and spacious double bedroom with Juliet balcony, opening out to enjoy the stunning, far reaching panoramic views over open countryside

EN-SUITE SHOWER ROOM - 2.4 x 2.0 metres

Shower cubicle, low level wc, wash hand basin, modern matching suite in white, heated towel rail

BEDROOM TWO - 3.6 x 2.9 metres

A spacious double bedroom with Velux roof lights

BEDROOM THREE - 3.0 x 2.9 metres

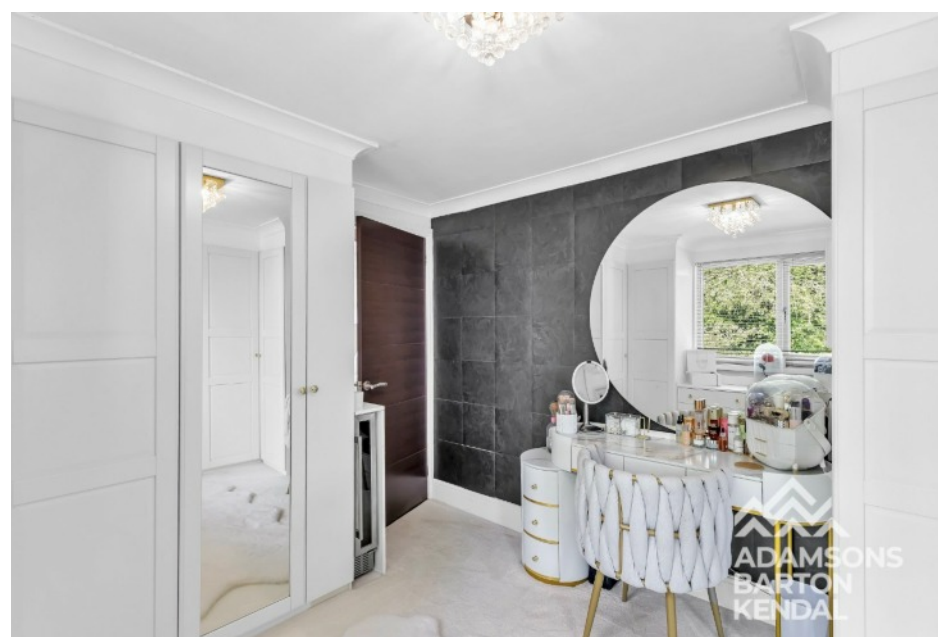
Currently utilised as a dressing room and incorporating a range of fitted wardrobes and bedroom furniture

Separate WC

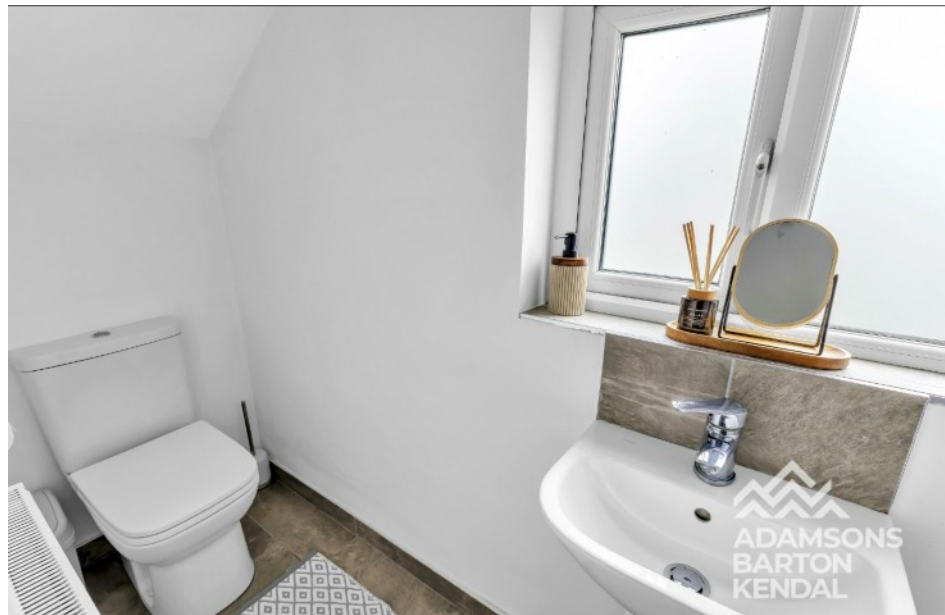
Low level wc, wash hand basin



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Externally

There is a front driveway leading to the original garage which has been partly converted into a utility room with the front section used for storage

There is also a double car port at the head of the cul-de-sac, providing off street parking and landscaped gardens to both front and rear. There is a side bar area, a hot tub and decked patio area, making this an ideal home for entertaining, with a practical storage area for the bins.

Tenure

Leasehold, for the remainder of a term of 999 years, subject to the payment of an annual ground rent of £15.

Council Tax Band

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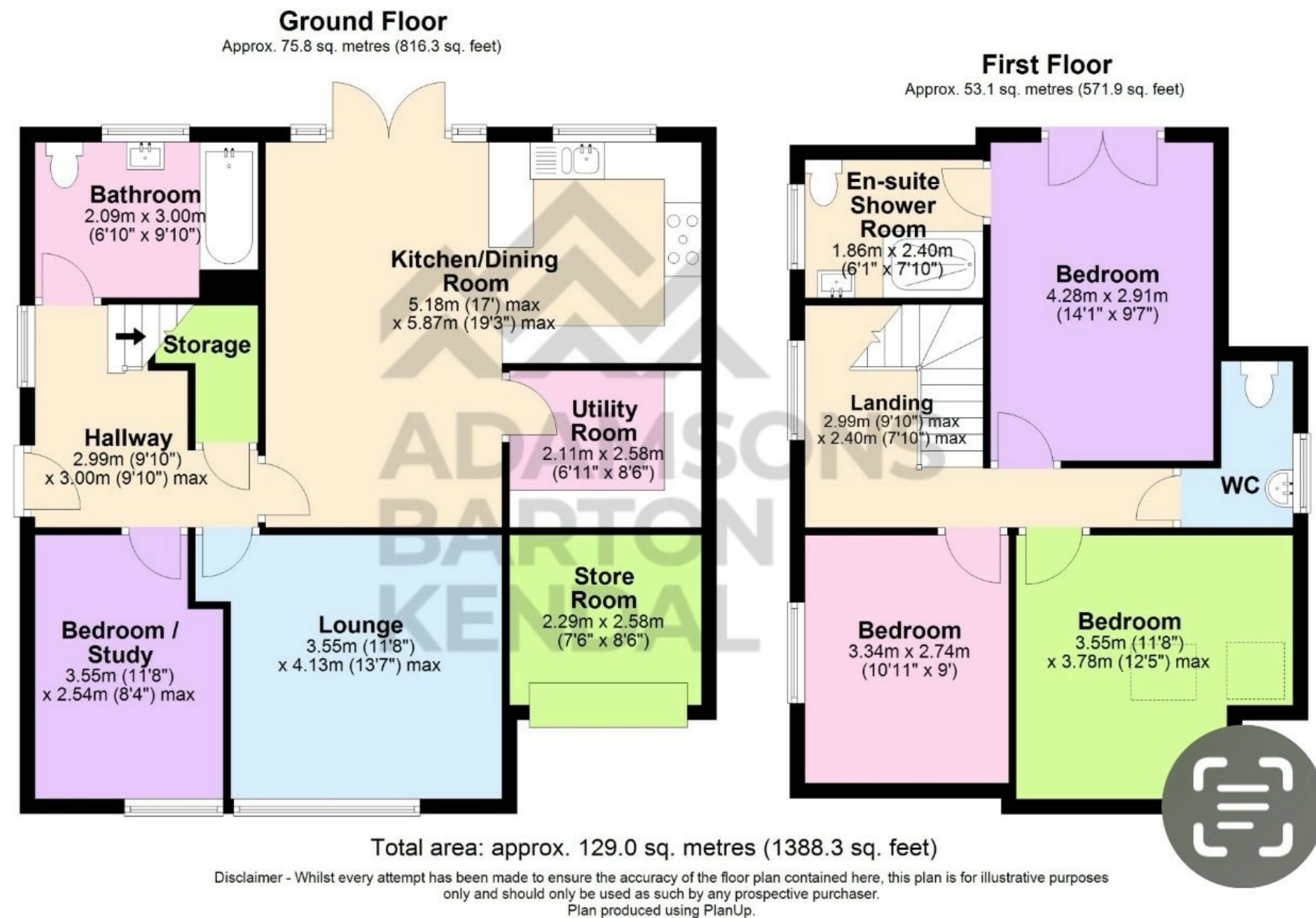
Energy Performance Rating

TBC



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