



Further Field
Norden, Rochdale OL11 5PJ
OFFERS INVITED IN THE REGION OF £575,000

ADAMSONS BARTON KENDAL are delighted to introduce this fabulous, south facing, extended four-bedroom detached family home, situated in the highly sought-after residential area of Norden. This property presents an outstanding opportunity to acquire a truly distinctive, high-specification home featuring quality fixtures and fittings throughout.

Occupying an extensive plot, the home boasts beautifully landscaped gardens to the front, side, and rear, together with a block-paved driveway providing ample off-street parking and leading to a double garage. The gardens are impressively private and perfectly designed for entertaining, offering an elevated decked patio as well as a large porcelain stone patio area.

The hub of the home lies to the rear, where a stunning single-storey family room spans the width of the property, enhanced by multiple bi-folding doors that open seamlessly onto the patio. The showpiece kitchen centres around a large island with seating and features a full range of integrated NEFF appliances—an area that must be viewed to be fully appreciated. A spacious lounge with a striking media wall, complete with an integrated log-effect electric fire, leads through glazed doors into the family room. The ground-floor accommodation is completed by a study, a contemporary WC, and internal access to the double garage.

To the first floor, there are four well-proportioned bedrooms and two superb modern bathrooms with high-quality suites.

Early viewing is highly recommended to appreciate the scale and exceptional calibre of accommodation on offer



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Ground Floor

Entrance HALL

Modern glazed staircase leading to the first floor, storage cupboard under the stairs

CLOAKROOM

Low level wc, wash hand basin - stunning suite in white, part tiled walls

STUDY - 3.0 x 2.0 metres

LOUNGE - 6.9 x 4.2 metres

A fabulous, spacious and immaculately presented main reception room boasting a striking media wall with inset log effect electric fire, spotlights to ceiling, timber and glazed panel doors leading through to the family room

KITCHEN - 6.2 x 4.1 metres

This stunning, modern fitted kitchen has a single bowl sink unit with Granite work surface, a range of modern wall and base units with central work station with surrounding seating, built in Halogen hob, oven, microwave oven and a heated drawer - Neff Appliances. There is an integrated fridge, freezer and dishwasher, open to:

FAMILY ROOM - 3.9 x 4.1 metres

A wonderful extension overlooking the rear garden with Amtico flooring



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First Floor

LANDING

MASTER BEDROOM - 4.8 x 4.3 metres

A fabulous main bedroom with a bay window and wooden floor

EN-SUITE SHOWER ROOM

Shower cubicle, low level wc, vanity wash hand basin - stunning suite in white, tiled walls, spotlights to ceiling

BEDROOM TWO - 4.5 x 3.0 metres

Laminate flooring, range of fitted wardrobes

BEDROOM THREE - 3.0 x 2.3 metres

BEDROOM FOUR - 2.9 x 2.8 metres

Family BATHROOM - 2.3 x 1.8 metres

Free-standing bath with shower attachment, wash hand basin, low level wc - stunning suite in white, spotlights to ceiling



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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL

External

The property is situated on an extensive plot with a block paved front driveway providing off street parking for a number of vehicles, leading to a DOUBLE GARAGE. There are wonderfully maintained gardens to the side and rear with a porcelain stone patio and an elevated decked patio area.

Tenure

Leasehold for the remainder of a term of 999 years, subject to the payment of an annual ground rent of £200 per annum

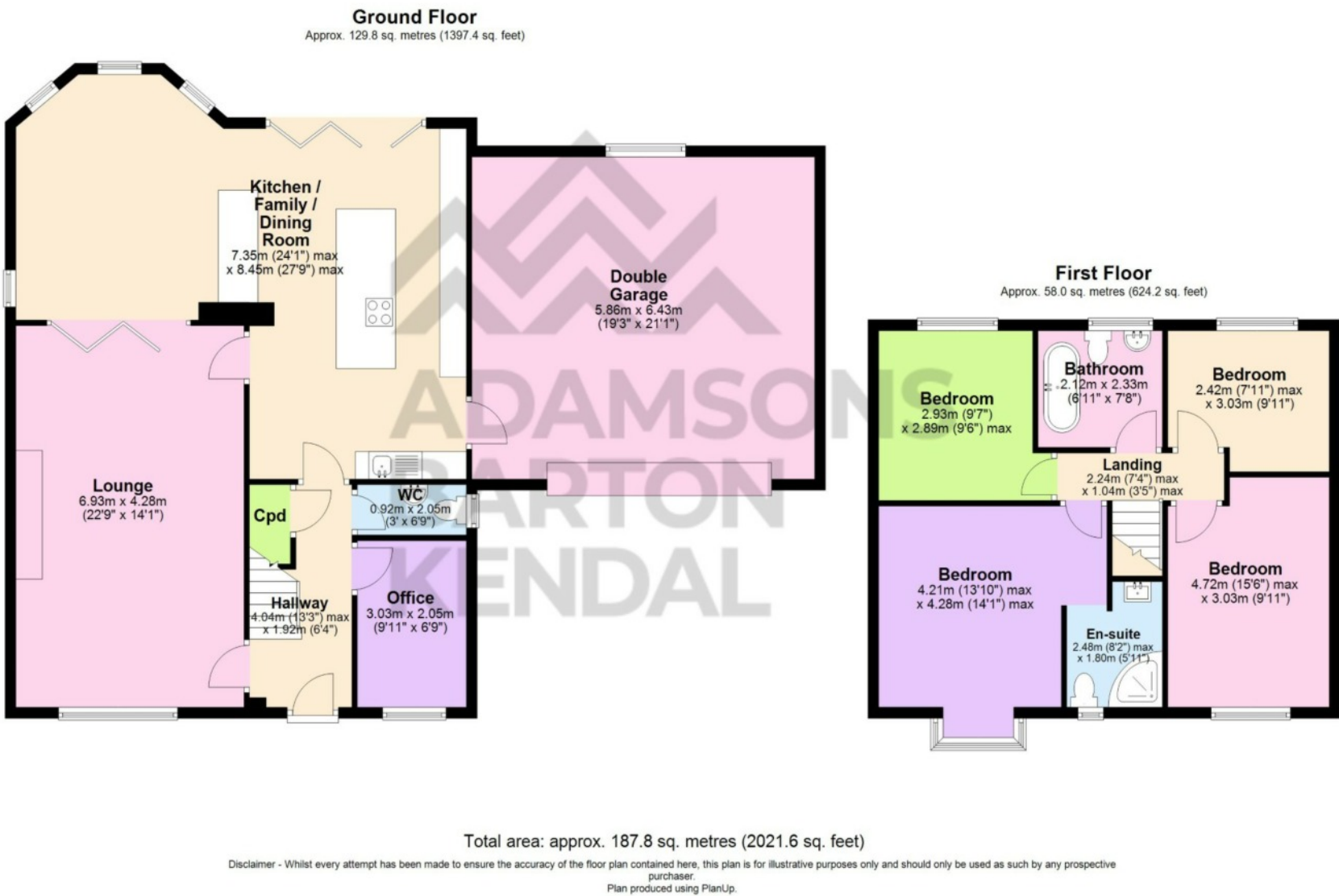
Council Tax Band

Band E

Energy Performance Certificate

C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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