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# Malkins Wood Lane, Worsley

£750,000



This exceptional five-bedroom detached family home seamlessly combines spaciousness with luxury. It's a prestigious property exuding understated elegance and the inviting warmth of a true family residence. Its idyllic setting truly sets it apart. Imagine overlooking picturesque local farmland with stunning views on both the front and side, yet having a direct busway to Manchester City Centre just minutes away.

From the start, this property impresses with a large driveway providing off-road parking for multiple vehicles, leading to a double garage. Secure gated access is available on both sides of the house. Step inside to a welcoming hallway with a staircase to the first floor, access to the garage, and a downstairs guest WC.

At the front of the house is a charming bay-fronted reception room currently used as a playroom. The private and stylish lounge at the rear features French doors that open to a lovely garden. The open-plan kitchen diner is a highlight, bathed in natural light from two side windows, three Velux skylights, and another set of French doors to the rear garden. The modern high-gloss kitchen includes integrated appliances such as a double oven, fridge freezer, and dishwasher. A utility room offers space for a washing machine and dryer, along with a sink and side access door.

Upstairs, the first floor hosts a very spacious master bedroom with a bay window, a dressing area with fitted mirrored sliding wardrobes, and access to a luxurious four-piece en suite bathroom. There is also a second double bedroom with fitted wardrobes and an en suite, and a third bedroom with fitted wardrobes adjacent to a modern family bathroom. The second floor features two additional double bedrooms, one with feature skylight windows showcasing the beautiful open aspect views to the front, and a second-floor shower room.

The property sits on a substantial plot with a superb and expansive rear garden, complete with a patio, lawn, and enclosed fencing.



## KEY FEATURES

- HIGHLY SOUGHT AFTER LOCATION
  - DOUBLE GARAGE
  - FOUR BATHROOMS
  - UTILITY ROOM
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
  - STUDY
  - PRIVATE ROAD
  - SET OVER THREE FLOORS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
  - FIVE BEDROOMS

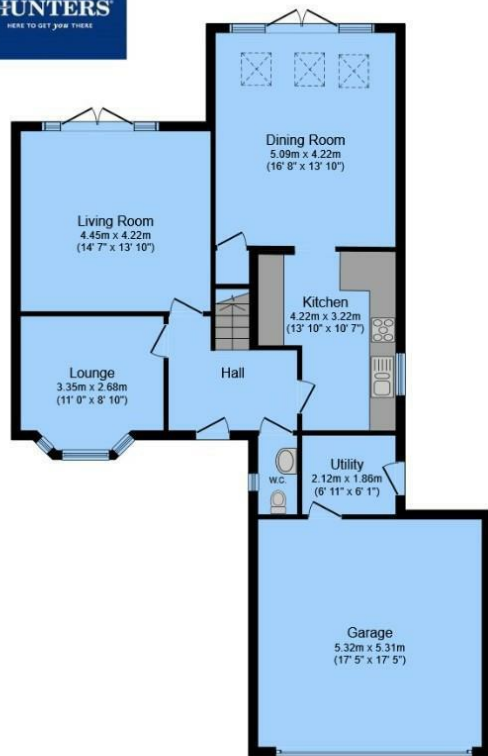




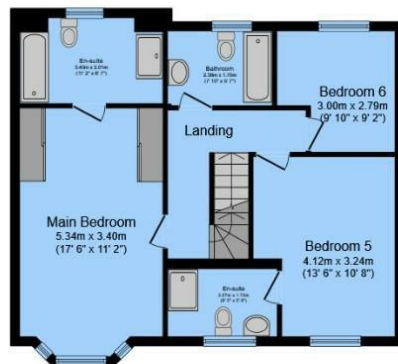








Ground Floor



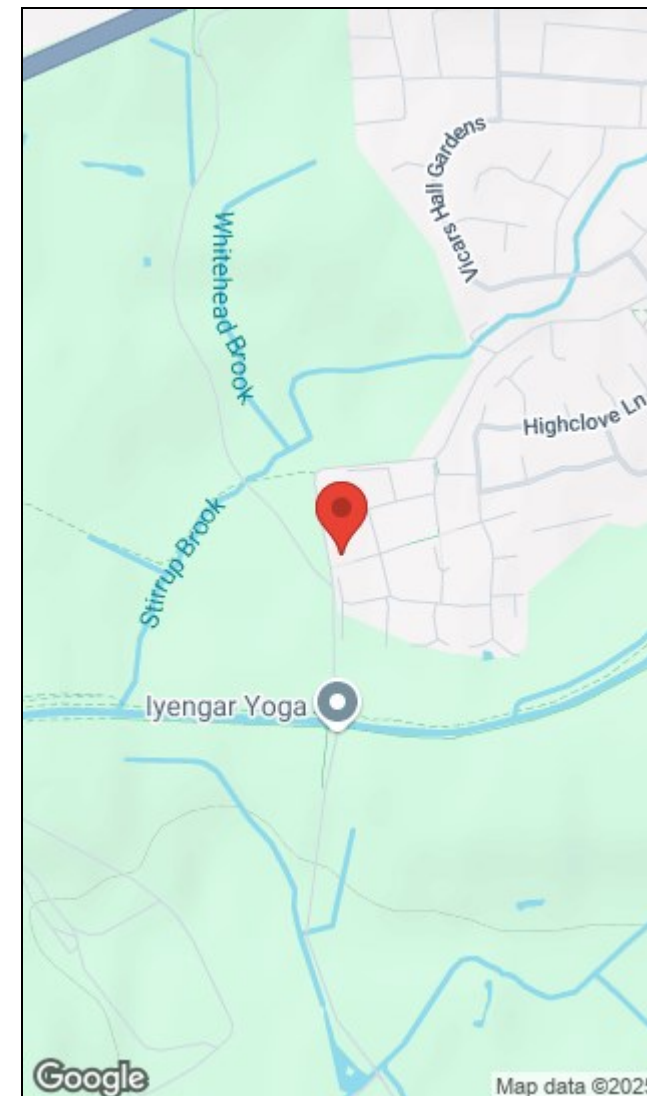
First Floor



Second Floor

Total floor area 208.7 m<sup>2</sup> (2,246 sq.ft.) approx  
Restricted height 5.2 m<sup>2</sup> (56 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>92</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>86</b>					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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