



## Heycrofts View

Bury, BL0 0HG

Offers around £470,000



Tucked away on a secluded cul-de-sac on the fringe of open countryside in Edenfield, this detached four-bedroom property is a perfect family home, particularly for those seeking a quieter lifestyle, while still having a range of amenities in the village and in the nearby bustling centre of Ramsbottom.

A brief summary of the accommodation on offer includes a central hallway, kitchen-diner, utility, lounge, dining room, downstairs WC, four well proportioned double bedrooms, with an en-suite to the master, a family bathroom, plenty of storage, and a large loft space. Externally, the property is very private owing to its position behind a high stone wall and spacious drive suitable to accommodate several cars, and to the rear benefits from a good-sized garden with lovely views of the scenic surrounds.

It's evident that this property has been a cherished home for many years, and is presented in excellent condition throughout, but also provides scope for modernisation if desired. Curious? Let's take a closer look...



### The Living Space

Pop your car on the private drive and make your way inside. The first aspect to greet you is a spacious, bright and airy hallway which connects the living spaces downstairs...

To the rear of the home the bright and airy vibes continue where patio doors stream lots of natural light into the lounge, while affording a glimpse of the open countryside on your doorstep. Owing to its generous footprint this room is ideal for family life, and its double doors leading further through to the dining room create an extra spacious feel. This aspect of the home is traditional in layout and gives flexibility in the use of both these rooms, but also provides an opportunity to knock through to create a large open plan living area.

Not dissimilar to the rest of the rooms on offer here, the kitchen-diner is a great size, providing ample space for both cooking and dining, ideal for the practical and social needs of everyday life, as well as when hosting family and friends. The kitchen itself is of a high quality with natural wood cabinetry and integrated appliances, including fridge, freezer, dishwasher, sink with drainer and mixer tap, and a range of Neff cooking appliances comprising a double oven, and five plate gas hob with extractor hood.

And for added practicality, the utility room situated off the kitchen has space and plumbing for the washer and dryer, an extra sink, plus plenty of additional storage cupboards. The external door here makes it a good spot for keeping muddy boots and wet paws after strolls in the surrounding countryside.

Another practical feature of the downstairs living space is internal access from the hallway to the large double garage.

### Bedrooms & Bathrooms

Make your way upstairs and a spacious landing adjoins four good sized double bedrooms, meaning there's plenty of space for the whole family. Like the living spaces the bedrooms are presented in excellent condition, but provide scope to modernise too. Three of the bedrooms are a similar size, with the benefit of some fitted wardrobes, not to mention more of those lovely green views! And the master includes a three piece shower en-suite with part tiled walls and a tiled floor. The fourth bedroom is situated above the large double garage with sloped ceiling, hence boasts a very substantial footprint with a quirky walk through storage area and large skylight window that pours in plentiful natural light. This room is a teenager's dream! Or alternatively it could be used as a super spacious studio or home office space as the current owner uses it.

### The Outside Space

In addition to the private drive and large double garage at the front, the back garden offers a great amount of outside space which directly borders open fields, giving you a true countryside feel without being in the middle of nowhere! The garden comprises a lawn area and patio, providing safe space for the kids to play as well as al fresco dining and enjoying time outside with family and friends in the summer months.

### The Location

If you're looking for a quiet lifestyle in the countryside without being too far removed from the conveniences of modern life, this location ticks the box! Countless outdoor pursuits can be explored on your doorstep, making it ideal for lovers of the outdoors, as well as those with beloved four legged friends.

Edenfield is a lovely village with a real community feel and a variety of independent shops, cafes and pubs, and the highly sought after Ramsbottom is just a short drive away, providing a larger variety of amenities, transport links and good schooling options. As well as local amenities, Bury is easily accessible with an even greater array of amenities due its size as a large town with good links into Manchester.

### The Specifics

- The tax band is E.
- The tenure is freehold.
- The energy efficiency rating is good/higher than the national average, with a rating of 72.
- There is gas central heating with a Worcester combi boiler located in the garage.
- The property has a large loft which is partly boarded and allows plenty of storage space, or alternatively conversion as above.
- The property is alarmed.

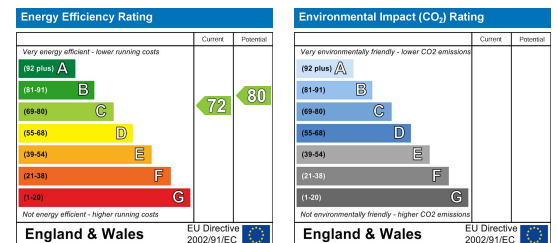
## Area Map



## Floor Plans



## Energy Efficiency Graph



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## Claves.

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