



Camberley Close

Tottington, BL8 3EA

Offers over £530,000



This exceptional property in Tottington has been substantially extended and completely renovated to create a unique and truly impressive contemporary home, with a signature cantilever roof and balcony to the rear. The house is incredibly deceptive from the front, set over three storeys totalling over 2,000 sq ft. With the convenience of a well-connected and easily accessible location, generous rooms and stylish interiors presented in excellent condition, it's a fantastic family home that's ready to simply move in, unpack and enjoy.



Overview

A brief overview of the accommodation includes an entrance hall, downstairs WC, utility, home office and store room, and an open aspect ground floor with dining room, kitchen, and lounge. A fully vaulted ceiling with feature staircase connects the three storeys while standing out as a fine example of modern design. To the first floor are three double bedrooms, one with an en-suite, and the family bathroom. On the second floor is the master suite comprising a large double bedroom, dressing room, and en-suite.

Living Space

The front door welcomes you into an entrance hall which adds practicality for family life, while giving access to the downstairs WC and utility with plumbing for the washer/dryer.

To the rear of the ground floor is the lounge area which is extremely spacious and filled with natural light, owing to the bifold doors with inset blinds which open to the back garden. A sleek media wall takes centre stage in the lounge, with an inset electric fire, and the fresh, neutral décor means your furniture will likely match without lifting a finger!

The kitchen is situated within the centre of the open aspect ground floor, with a large island making it a fantastic social space – for both the practicality of everyday life and when hosting family and friends. The island is split into two sections with a Dekton worktop and a brilliant solid granite slab. Integrated appliances within the kitchen include a Neff oven, microwave and warming drawer, AEG five-plate induction hob and countertop hidden extractor, CDA wine cooler, dishwasher, a full length fridge and freezer, an instant boiling water tap and inset sink.

Adjacent to the kitchen and to the front of the property is the dining area, which offers ample space for family life and comes complete with a trendy fitted fish tank! And accessed via the back garden, there's a small room which would make a perfect home office or home gym, or perhaps just extra space for storage.

Bedrooms & Bathrooms

Like the living space downstairs, all of the bedrooms and bathrooms are finished to stylish modern standards and are presented in immaculate condition.

On the first floor, the two double bedrooms at the back benefit from glass double doors onto the balcony with an artificial lawn to the floor and a seamless glass balustrade that completes the fresh modern design. To the front of the property on the first floor is another good-sized double bedroom where the contemporary décor continues, with a clad wooden feature wall, LED feature lighting, and a three-piece shower en-suite with vaulted ceiling and tiling to the floor and walls. The family bathroom features textured dark grey tiling and a modern three-piece suite comprising bath with shower, large vanity basin with integral storage, and WC.

From the landing on the first floor the feature staircase rises further into the vaulted ceiling to the luxurious master suite, which is another impressive example of unique modern design. The sloped ceiling with Veluxes and the apex window pour in plenty of natural light and create fresh, airy feel, while the unique LED mood lighting adds a cosy touch. The bedroom is a generous double, and there's also the benefit of a three-piece shower en-suite and dressing room.

Outside Space

The outside space at no.22 is low maintenance while providing an attractive private setting to enjoy with family and friends in the summer months. The bifold doors in the lounge open onto the back garden, allowing you to enjoy that lovely indoor-outdoor lifestyle on warm sunny days. The wide aspect glass doors lead to an Indian stone patio and artificial lawn, offering ample space for the kids and adults alike. The standout feature within this modern landscaped garden is the sunken patio with pergola and intertwined tree above, adjacent to the trickling water feature – a setting akin to a garden in the mediterranean! And on a practical note, the paved drive at the front will accommodate up to 3 cars.

Location

With easy access into central Bury and to a great range of schooling, while benefitting from a quiet cul-de-sac lifestyle, this home is ideally suited to a growing family. A large range of amenities are just a short drive away in Bury town centre, from large supermarkets to restaurants, retail parks, leisure and entertainment facilities, in addition to transport links including East Lancs Railway Station and the Metrolink which offers direct routes into Manchester, plus junction 2 of the M66 offers easy access to the national motorway network. And closer to home are the village amenities of Tottington, from cafes, pubs, restaurants and bars to convenience stores and independent shops.

Specifics

The tax band is D.

The tenure is leasehold with a ground rent of TBC.

The length of the lease is 999 years from 1st January 2000, hence 975 years remain.

The EPC rating is 80 which is substantially higher than average and considered very good.

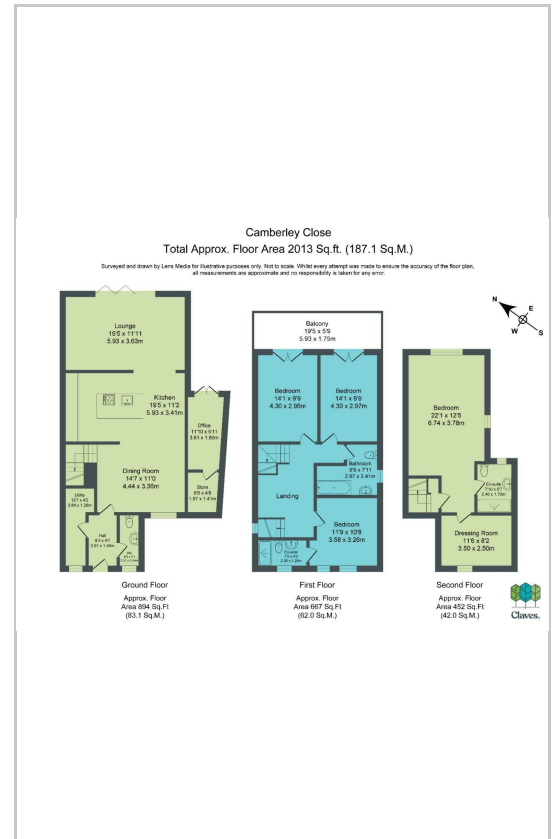
There is gas central heating with an Ideal combi boiler located in the utility.

The property is fitted with a mist suppression system for fire safety.

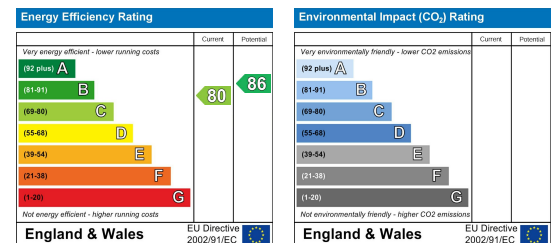
Area Map



Floor Plans



Energy Efficiency Graph



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