



33 Naburn Drive

, Orrell, WN5 8SB

Auction Guide £440,000

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Overview

Nestled in the sought after area of Orrell, this impressive detached home on Naburn Close offers the perfect blend of space, style, and modern functionality—ideal for families looking for comfort, versatility, and convenience. Built in 2004 and spanning an impressive 2,562 square feet, this home is designed to meet the needs of contemporary family living.

Step inside and you're greeted by a bright and airy hallway that leads into the heart of the home—a stunning open-plan kitchen, lounge, and dining area. This beautifully designed space features a modern fitted kitchen with integrated appliances and elegant granite worktops. The area is flooded with natural light thanks to bi-fold doors, seamlessly connecting indoor and outdoor living—perfect for entertaining or relaxing with family.

In addition to the main living area, the ground floor also boasts a laundry room and second lounge and a dedicated home office, offering flexibility for working from home, hosting guests, or enjoying quiet downtime.

Upstairs, the property offers four generously sized bedrooms. There are three contemporary bathrooms, including en-suite facilities, ensuring ease and efficiency for busy mornings.

As an added bonus, the home includes a separate duplex style space that features a bar, games room, sauna, and bathroom on the lower level, with a home gym located on the upper mezzanine. Whether for entertainment, Annex/Generational

living, or fitness, this space offers incredible versatility.

Outside, the property benefits from off-road parking for up to three vehicles. The rear garden is spacious and well maintained, featuring a lawned area, tiled patio, and decking

Located in a family friendly neighbourhood with excellent local amenities, schools, and transport links, this property offers a rare opportunity to secure a luxurious yet practical home in a desirable location.

More than just a house, this is a forever home

Ground Floor

Hallway

Study

Cloaks

Open Plan Kitchen/Dining/Family Room

Utility

Lounge

First Floor

Landing

Master Suite

Open To;

Dressing Area

Open to;

En-suite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Leisure Suite / Potential Annex

Games Room/Bar

Wet Room & Sauna

Stairs leading to

Gym

Garage

Rear Garden



Road Map



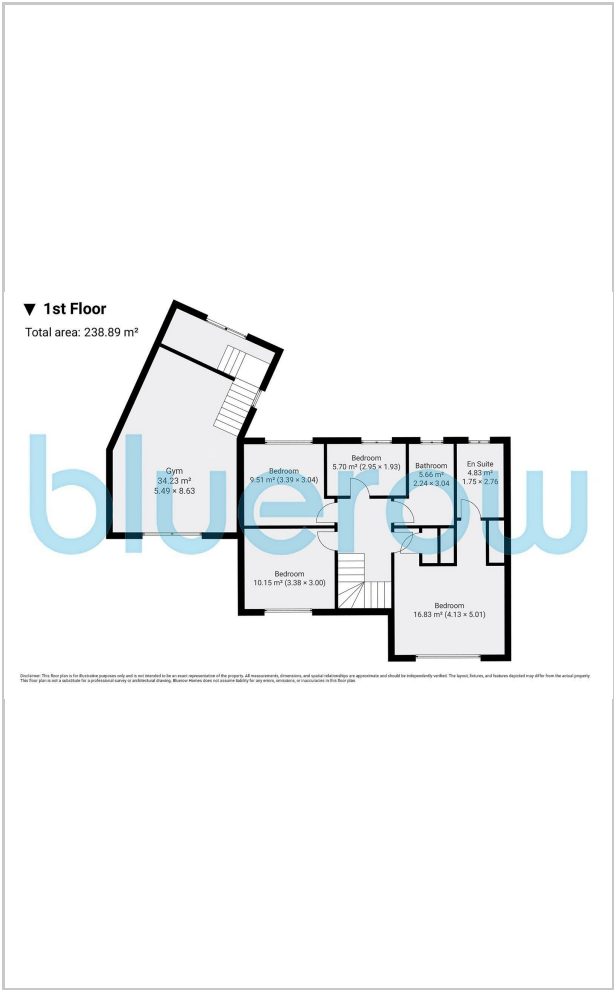
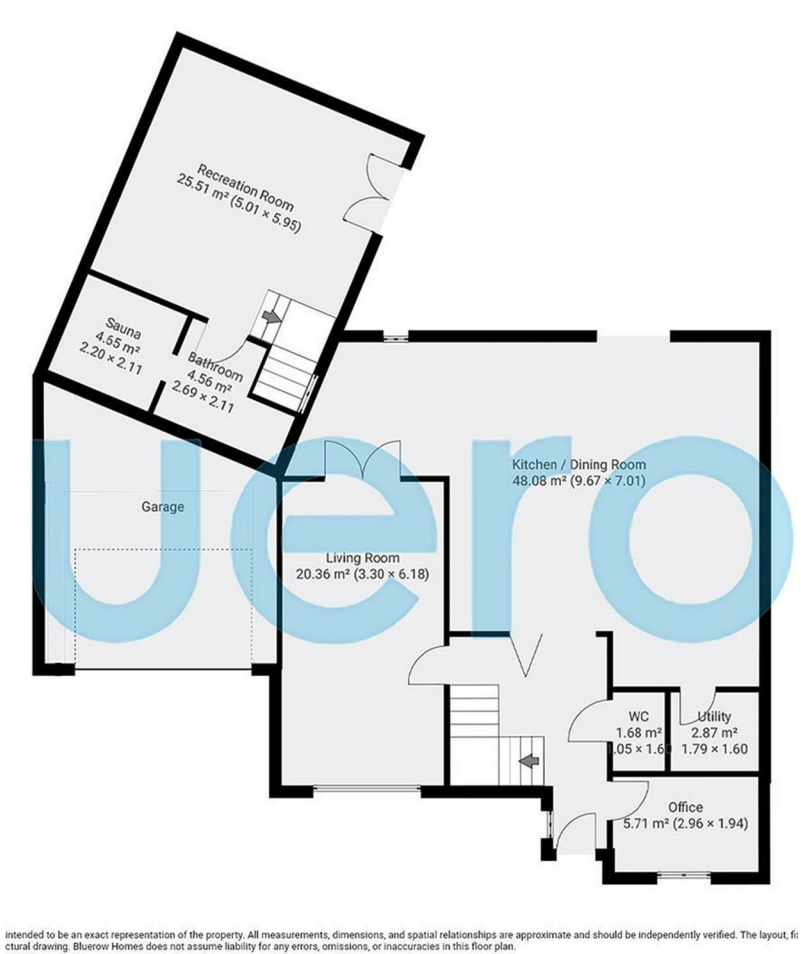
Hybrid Map



Terrain Map



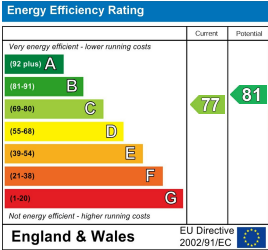
Floor Plan



Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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