



FINE & COUNTRY



- Melia Close, Rawtenstall, Rosendale
- 5 Bedroom, Expansive Detached Family Home
- Additional Garden Pod To Rear
- Outstanding Living Space inc Multiple Reception Rooms
- Spacious & Luxurious Master Suite with Private Balcony
- Excellent Presentation Throughout
- Integral Double Garage, Ample Driveway Parking
- Patio, Lawns, Kitchen Garden, SOLAR PANELS
- Ideal Setting - Walking Distance To Rawtenstall Centre
- VIEWING ESSENTIAL & AVAILABLE NOW - By Appointment

8, Melia Close, Rossendale, BB4 6RQ

This substantial, detached modern home offers excellent 5 bedroom, 4 bathroom, 5 reception family living space with the further addition of a great Garden Pod, all set in a commanding position at the head of its highly sought after cul-de-sac setting. Perfectly located for Rawtenstall centre, this outstanding property has so much to offer that truly, **VIEWING HERE IS ESSENTIAL TO FULLY APPRECIATE** - Viewings available now, exclusively through our Rawtenstall office, by appointment only.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Melia Close, Rawtenstall, Rossendale is an exceptional family home. Well laid out and with both versatile and generous design features, this property has an absolute wealth of features to offer. With 5 bedrooms, 4 bathroom areas, and multiple reception rooms too, the property has a unique and flexible floorplan which provides ample space and zones to meet all needs, making it a great example modern family living. Presented to a high standard with modern fixtures, fittings and décor throughout, the current owners have company luxury and style to great effect.

Moving outside, the exterior of this home also has many aspects worth mentioning, including a private balcony from the Master Suite, a garage, ample parking, lawns and patio areas and that excellent Kitchen Garden too. Completing the picture here, the property's preferred position at the head of its highly sought after, cul-de-sac setting adds a sense of separation while simultaneously, remaining firmly in touch and within easy reach of all Rawtenstall Town Centre facilities which are well within walking distance.

Having such a great feature set, generous accommodation of well over 3,100sqft, a perfect position, excellent presentation and more, this is certainly a property for which interest is expected to be strong and therefore, certainly **EARLY VIEWING HERE IS HIGHLY RECOMMENDED**. Viewings are available now, exclusively and by appointment only, through our Rawtenstall office.

Internally, this property briefly comprises: Entrance Porch, Hallway, Cloak Room, Study, open plan Living / Kitchen / Dining, Dining Room, Lounge, 2nd Lounge, Shower Room, Integral Garage. Off the first floor Landing with Store Room are the Master Suite comprising the Master Bedroom with Balcony to the rear / Dressing Room / En-Suite Bathroom open to further En-Suite Shower Room, Bedrooms 2-5 and the Family Bathroom. Outside, the Garden Pod /Gym has both the main Sun Room / Gym area and a Store Room to the rear too. Externally, in addition to the Integral Double Garage, to the front of the property is ample off road Driveway Parking with Front Lawn, Side & Rear Lawn, extensive Kitchen Garden and planters.

Located within walking distance of Rawtenstall centre itself, the property sits close to Whitaker Park in discreet and comparatively tucked-away surroundings. Situated in a prime position, the property offers a convenient setting close to superb commuter links and public transport connections. Good local schools are within walking distance, while all local amenities are also easily accessible nearby and the M66 corridor gives great access to Manchester City Centre less than 20 miles away.



- Porch**
- Hallway 24'9" x 9'1"**
- Cloakroom 6'10" x 4'10"**
- 2nd Lounge 12'0" x 21'10"**
- Shower Room 3'10" x 10'0"**
- Dining Room 14'10" x 10'11"**
- Lounge 18'11" x 16'11"**
- Study 7'11" x 9'10"**
- Open Plan Living / Kitchen / Dining 22'9" x 19'11"**
- Landing 17'11" x 17'11"**
- Store Room 6'9" x 4'4"**
- Dressing Room 15'1" x 11'4"**
- Master Bedroom 18'8" x 15'9"**
- Balcony 3'3" x 15'9"**
- En-suite Bathroom 7'1" x 7'4"**
- En-suite Shower Room 8'6" x 7'4"**
- Bedroom 2 16'6" x 10'0"**
- Bedroom 3 9'10" x 12'11"**
- Bedroom 4 7'9" x 13'1"**
- Bedroom 5 6'5" x 9'1"**
- Bathroom 7'10" x 10'0"**
- Garden Pod: Sun Room / Gym**
- Garden Pod: Store Room**
- Integral Garage**
- Driveway**
- Front Lawn**
- Rear Patio**
- Side Lawn**
- Rear Lawn & Garden**
- Kitchen Garden**
- Agents Notes**
- Disclaimer F&C**