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Sun Wood House 946 Rochdale Road, Walsden, Todmorden, OL14 6TY
£650,000



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Total area: approx. 377.5 sq. metres (4063.4 sq. feet)

Disclaimer: This floor plan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters Littleborough. Plan produced using Planspace.

Hunters are truly thrilled to have the opportunity to offer to the market this executive, individually designed, stone-built five bedroom detached residence. Boasting an abundance of space, light and charming features. All set within an elevated position surrounded by mature gardens and approximately two and a half acres of beautiful woodland. Built in 1997, the developer at the time wanted to create a family home offering expansive living accommodation, yet adding features to a modern home that you don't usually find and they truly delivered, from the exposed beams in the fabulous living room, to the panelled curved staircase that immediately greets you as you enter the property. Sun Wood House accommodation briefly comprises: Reception Entrance Hall, Cloakroom/WC, Large Utility Room, Master Bedroom with En-suite and Dressing Room, First floor Landing open plan to Dining Room, Living Room, Family Room, Superb Breakfast Kitchen, Four Double Bedrooms, Three Bathrooms, and an Integral Triple Garage. Gas central heating with double glazing and alarmed. The driveway provides private parking for several cars. Situated in the beautiful village of Walsden with stunning surrounding countryside and convenient for local amenities, including the railway station which has excellent rail links to Manchester and Leeds. Call now to arrange a viewing to fully appreciate what this home has to offer.

Entrance Hall

19'2" x 13'8"

As soon as you enter the property the hallway really sets the tone for the house and lets you know you're in for a treat. The light oak curved panelling and an imposing staircase leads up to the first floor. Radiator. Telephone point. Useful storage cloakroom and doors to all ground floor accommodation.

Utility Room

13'7" x 11'1"

Great sized utility room, so useful to have in any family home. Stainless steel sink unit, with plumbing for automatic washer and vented for dryer. Fitted base units. Radiator.

Downstairs WC

8'3" x 7'6"

Two piece suite with a low level WC and wash hand basin.

Master Bedroom

20'6" x 18'4"

Such a fabulous large master bedroom with bay windows to the front aspect, offering plenty of space for furniture. Access to the dressing room and en-suite. Double radiator.

Dressing Room

9'10" x 9'6"

Built-in dressing table and wardrobes. Radiator.

En-Suite Bathroom

14'5" x 9'10"

Quality four piece white suite comprising of a large shower/wet room, bath, hand-basin and WC. Mirrored wall. Tiled walls. Extractor. Radiator.

First Floor Landing

26'5" x 12'5"

Leading up the panelled stair case onto the landing with three windows to the front. with a glazed, light oak gallery in the centre with a floor to ceiling full length window, adding a real wow factor to the home. Radiator. Telephone point..

Dining Area

13'0" x 12'5"

This space is so versatile, it has been used as a formal dining room, play room, snug and library over the years. With four windows to the side and a radiator.

Living Room

20'9" x 19'7"

A truly wonderful room, with views from the window to the front and two oriel windows to the side. The arched feature window and exposed beams and king posts add the character and charm one would hope. The floor is quality Karndean flooring. and a 'Nestor Martin' cast iron stove (gas) is set in a bespoke and attractive fireplace. Radiators. Double doors to the Landing. TV point.

Kitchen Diner

18'9" x 13'2"

Extensive range of wall and base units with complementary work tops. Stainless steel built-in five burner 'AEG' with extractor above, stainless steel double oven. Integrated dishwasher. Solid wood Island unit with storage units. Housing for fridge and freezer. Three glazed doors to the garden. Karndean flooring. Radiator and TV point. The room

leads round the back of the curved staircase and opens up into the family room.

Family Room

13'2" x 10'7"

Another great reception room which has a lovely aspect over the rear garden.

Bedroom 2

16'6" x 12'9"

Double bedroom with a bay window to the front aspect. Carpeted with deep skirting. There is a wall mounted radiator.

Bedroom 3

13'2" x 9'7"

Double bedroom with a door to the garden with side windows. Radiator, currently being used as a home office.

Bathroom

9'1" x 6'1"

Four piece suite in white comprising wash hand-basin, bath with walk in shower and WC. Towel radiator. Extractor.

Second Floor Landing

12'4" x 6'10"

Bedroom 4 With En-suite

18'8" x 16'6"

Spacious double bedroom with two useful storage cupboards extending under the eaves. Arched windows to the rear and a Radiator. Door to En-suite with a three piece white suite – Shower cubicle, WC and wash hand basin. Extractor. Towel radiator.

Bedroom 5 With En-Suite

18'8" x 13'9"

Fifth double bedroom with arched window to the rear. Two useful storage cupboards and a radiator, door to En-suite with a three piece white suite – Shower cubicle, WC and wash hand basin. Extractor. Towel radiator.

Gardens

There are well landscaped gardens to the front To the rear there is a patio and lawns, with an array of well established shrubs, flower borders and mature trees with approximately 2½ ACRES of LAND (see attached plan). All very private and offers a wonderful setting.

Garage & Parking

35'7" x 19'7"

TRIPLE GARAGE with three windows to the front. External door to the side. Remote control up and over doors. Gas central heating boiler. Door to the Utility Room. Double radiator. With a large driveway offering plenty of off road parking to the front.

Directions

Coming from Todmorden into Walsden, passing "Gordon Riggs" garden centre on your left. Shortly after, the road bends and there is a drive-way on your right hand side which leads up and gives access to the detached houses of which 'Sunwood', 946 Rochdale Road is the fourth of five houses.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; CALDERDALE COUNCIL BAND G.