



Trimingham Drive,

**Price £369,950**



**Reeds Rains**

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Trimingham Drive, Bury, Lancashire

**Price £369,950**

Reeds Rains are delighted to bring to the market this deceptively spacious and extended detached family home. IMPORTANT PLEASE NOTE: THE 4 BEDROOMS THAT ARE ON THE FIRST FLOOR ARE CURRENTLY CONVERTED TO 3. IE: THE 4TH BEDROOM IS CURRENTLY A DRESSING ROOM TO THE MASTER BEDROOM. HOWEVER THIS COULD EASILY BE CONVERTED BACK TO A 4TH SINGLE BEDROOM. ALTERNATIVELY THERE IS A GROUND FLOOR STUDY / OFFICE / CINEMA ROOM THAT COULD BE CONSIDERED AS A GROUND FLOOR BEDROOM 4 OR BEDROOM 5 WHICH EVER SUITS. The accommodation briefly comprises of: large entrance hallway, spacious family lounge, large conservatory to the rear and luxury fully fitted kitchen with open plan breakfast dining area, good size utility room and further reception room / possible 4th bedroom / study room / cinema room. The property also benefits from a ground floor shower room. To the first floor there are 3 well proportioned bedrooms, the master having the benefit of attached open plan dressing area (which was formally the 4th bedroom) and there is a large family bathroom. The property benefits from UPVC double glazing and is warmed by Gas central heating. Externally to the front of the property there is a large block paved driveway offering off road parking for up to 4 vehicles, wrought iron gates, a very large patio area to side and rear, gardens with mature shrubs plants and trees which are mainly laid to lawn. Reeds Rains urge interested parties to arrange a viewing as soon as possible. EPC grade D

## GROUND FLOOR

### HALLWAY

4.78m x 1.85m (15'8" x 6'1")

### FAMILY LOUNGE

6.53m x 4.62m (reducing to 10 feet and 6 inches max L shaped room) (21'5" x 15'2" (reducing to 10 feet and 6 inches max L shaped room))

### CONSERVATORY

4.60m x 4.22m (15'1" x 13'10")

### KITCHEN

5.84m x 4.06m (max L shaped room) (19'2" x 13'4" (max L shaped room))

A superb and luxury fully fitted kitchen with an ample range of ivory wall and base cabinets with brushed steel handles and contrasting work surfaces / splash backs, under cabinet lighting, large 5 burner Neff induction hob. Integrated appliances include: Neff fan assisted oven and grill, automatic Neff dishwasher, integrated fridge, microwave, ceiling down spot lighting, Amtico style flooring, composite Blanco sink and drainer with chrome mixer taps, overhead stainless steel extractor, ample power points, three seater breakfast bar, UPVC double glazed window over looking the private rear garden.

### UTILITY ROOM

2.67m x 2.24m (8'9" x 7'4")

Matching to the wall and base cabinets in the kitchen, with all the same splash backs, work surfaces and steel handles, plumbing in place for automatic washing machine, integrated fridge and freezer, Amtico style flooring, ceiling down spot lighting, ample power points and central heating radiator.

### CINEMA ROOM / OFFICE / STUDY / 4TH POSSIBLE BEDROOM

5.23m x 3.10m (17'2" x 10'2")

## GROUND FLOOR SHOWER ROOM

2.24m x 2.26m (7'4" x 7'5")

A three piece suite shower room comprising of low level WC, pedestal hand wash basin with taps, corner integrated shower, ceramic wall tiling, wall mounted extractor, central heating radiator, UPVC double glazed window to front.

## FIRST FLOOR

### LANDING

2.77m x 2.90m (9'1" x 9'6")

Loft access with ladder leading to very large fully boarded loft space.

### BEDROOM 1

3.86m (max into fitted wardrobes) x 3.10m (max including wardrobes) (12'8" (max into fitted wardrobes) x 10'2" (max including wardrobes))

### DRESSING ROOM (FORMALLY BEDROOM 4)

2.57m x 1.75m (into fitted wardrobes) (8'5" x 5'9" (into fitted wardrobes))

## BEDROOM 2

3.23m x 3.20m (10'7" x 10'6")

## BEDROOM 3

4.75m x 2.26m (15'7" x 7'5")

## FAMILY BATHROOM

4.19m x 1.63m (13'9" x 5'4")

A large family bathroom with a 3 piece suite comprising of corner bath, chrome taps and shower head and integrated shower, low level WC, pedestal hand wash basin with chrome taps, Amtico flooring, chrome heated towel rail, ceramic wall tiling, UPVC double window and sliding patio door leading out to the balcony overlooking the private rear garden.

## EXTERNAL

Externally to the front of the property there is a large block paved driveway offering off road parking for up to 4 vehicles, wrought iron gates, a very large patio area to side and rear, gardens with mature shrubs plants and trees which are mainly laid to lawn.

## FLOOR PLAN



For full EPC please contact the branch



