

ANY
PART EXCHANGE
WELCOME



Bosburn Drive
Mellor Brook, BB2 7PA

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Bosburn Drive , Mellor Brook, BB2 7PA

Nestled in a prime location, this original 1970s home offers the perfect blend of rural tranquillity and accessibility to the motorway network. Situated on a quiet drive, the property welcomes you with a generously sized driveway, accommodating several vehicles and a spacious front grassy garden.

Stepping through the freshly painted door, you're greeted by a large, bright entrance hall exuding a sense of warmth and sophistication. To the left, a well-proportioned office awaits, providing an ideal workspace for those who work from home. Directly ahead, a sprawling lounge beckons, boasting luxury underfoot carpeting, a crackling log fire, and sumptuous sofas, creating an atmosphere of pure comfort and relaxation. Large sliding doors seamlessly connect the lounge to a patio garden area, inviting seamless indoor-outdoor living and offering the perfect setting for leisurely evenings spent under the stars or cosy nights in front of the TV.

The traditional dining room, spacious enough to comfortably accommodate an 8 to 10 seater table, is an inviting space designed for entertaining family and friends while you showcase your culinary prowess. Meanwhile, the modern, expansive open plan kitchen/diner and snug area epitomizes contemporary luxury living. Adorned with Corian onyx white made-to-measure worktops, complete with convenient pop-up power islands for your electronic devices, and boasting Amtico flooring, a Quooker tap, and integrated Neff appliances including induction multi-hob, three combo ovens incorporating a microwave, dishwasher, tall fridge, and a built-in coffee machine, this kitchen is a culinary enthusiast's dream. Flooded with natural light from large windows and sliding, disappearing doors that seamlessly merge indoor and outdoor spaces, this area exudes a sense of spaciousness and tranquillity. With a comfortable seating sofa and TV area, it's the perfect setting for everyday social living. Adjacent, a downstairs toilet and laundry room with ample space offer convenience, while to the left of the kitchen, a large integral double garage provides versatile options for storage, a home gym, or additional parking. The rear garden is truly a delight to behold, offering a perfect blend of privacy, security, and a sense of vastness that seamlessly merges with the surrounding rural countryside and woodland. To the left, a charming decking area provides an ideal space for entertaining guests, while another area is perfectly suited for a hot tub or sauna, offering ultimate relaxation. The mature and lush landscaped garden is a veritable haven, teeming with life. From apple trees to rhubarb, red currants to blackberries, strawberries to vegetable patches and to more, there's an abundance of flora and fauna to be enjoyed. The crowning jewel of the garden is a large pond adjacent to the terrace, creating a peaceful and tranquil environment perfect for lazy summer days spent soaking up the beauty of nature.





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Returning indoors, the living area upstairs comprises four sizable, elegant, and well-appointed bedrooms, with one featuring an ensuite for added convenience. Additionally, a family bathroom awaits, boasting ample natural light streaming in through the windows, creating a bright and airy atmosphere. Situated in a prime location, this beautifully designed house offers access to excellent educational institutions such as Mellor St Mary Church of England Primary School, Pleckgate High School, Queen Elizabeth's Grammar School, West Holme Private School and Stoneyhurst College ensuring families have access to top-tier schooling options for their children.



The Current Owners Love:

- Modern living kitchen, with views over rear garden and countryside beyond
- Large established private garden
- Mellor Brook, offers a 'just-rural-enough lifestyle', in an area of outstanding countryside, well known for its natural beauty, cosy pubs & delicious eateries

We Have Noticed:

- A turn key modern splendid, spacious home that has been decorated impeccably by the owners
- The mature, large, landscaped rear garden overlooking woodlands is a really 'wow' factor
- There is plenty of storage space in this home





Key Features:

- Part Exchange Welcome
- The property features an outstanding rear garden with panoramic views of the surrounding open countryside
- Blends countryside tranquility with contemporary comforts
- The epitome of outdoor/indoor living
- A turn Key home with impeccable taste
- This home is in a great location for motorway networks and great schools
- Inviting living spaces exudes warmth and charm
- A large open plan kitchen/diner/snug area
- Boasting four large bedrooms, 3 reception rooms and a study. Perfect for family modern living
- This home is perfect for family gatherings and entertaining guests

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1661 SqFt

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Hall 21'1" x 10'3" (6.43m x 3.12m)

Dining Room 12'0" x 13'1" (3.66m x 3.99m)

Living Room 17'11" x 12'10" (5.46m x 3.91m)

Utility Room 7'4" x 6'9" (2.24m x 2.06m)

Kitchen 19'8" x 12'10" (5.99m x 3.91m)

Family Room 15'10" x 10'3" (4.83m x 3.12m)

Garage 17'1" x 18'4" (5.21m x 5.59m)

Office 7'5" x 6'11" (2.26m x 2.11m)

WC 2'7" x 8'3" (0.79m x 2.51m)

FIRST FLOOR

Landing 14'7" x 5'7" (4.45m x 1.7m)

Bedroom One 13'10" x 13'2" (4.22m x 4.01m)

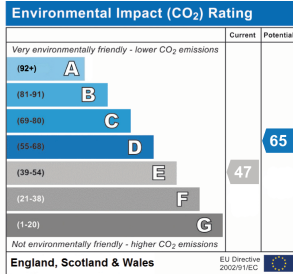
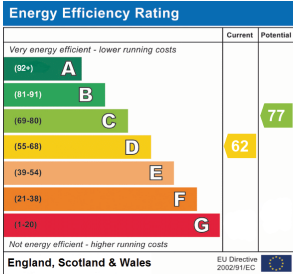
Ensuite 6'1" x 5'9" (1.85m x 1.75m)

Bedroom Two 10'2" x 13'2" (3.1m x 4.01m)

Bedroom Three 10'1" x 8'4" (3.07m x 2.54m)

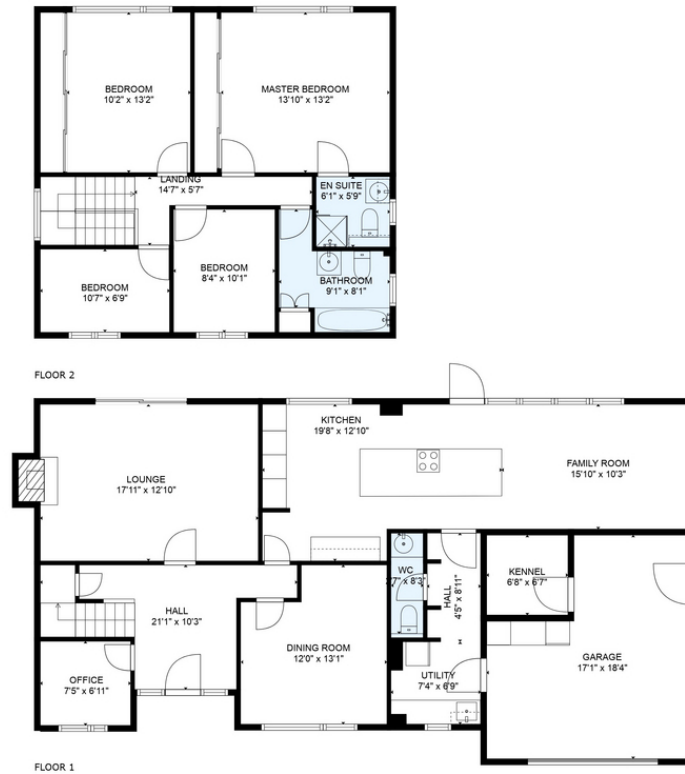
Bedroom Four 10'7" x 6'9" (3.23m x 2.06m)

Bathroom 9'1" x 8'1" (2.77m x 2.46m)





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



TOTAL: 1861 sq. ft
FLOOR 1: 1107 sq. ft, FLOOR 2: 754 sq. ft
EXCLUDED AREAS: GARAGE: 263 sq. ft, KENNEL: 44 sq. ft, FIREPLACE: 5 sq. ft

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