



Blackburn Road, Edenfield, BLO OGF

£685,000

Windle sits at the heart of Edenfield, offering that rare blend of countryside calm and everyday convenience. This modern collection of homes feels rooted in the village's character - surrounded by rolling hills, close-knit community life and the easy rhythm of rural living - yet perfectly placed for quick links to Bury, Ramsbottom and Manchester. It's a setting that suits families, commuters and anyone ready to slow the pace without losing the practicalities that matter.

More than just a five-bedroom home, this exceptional property at Bracla delivers space, luxury and flexibility in equal measure. Designed with growing families in mind, it offers five true double bedrooms, including two with their own en-suites and a master suite complete with a beautifully appointed walk-in wardrobe — a private retreat at the end of a busy day. A contemporary family bathroom serves the remaining bedrooms, ensuring comfort and practicality for every member of the household.

Downstairs, the home opens up into a series of generous, well-connected living spaces. A dedicated utility and boot room with external access keeps the everyday running smoothly, especially after countryside walks or outdoor adventures, while a separate downstairs toilet adds further convenience. The layout includes a welcoming living room, a quiet study, a relaxed family room, a dedicated dining room and a well-equipped kitchen — offering the versatility to shape each space around the rhythm of family life.

Thoughtfully designed and beautifully balanced, this is a home that adapts as your needs evolve, providing the perfect backdrop for both busy routines and memorable moments. A true

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

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- Small Exclusive Development
- Open Plan Scandi Style Living
- Off Road Parking and Detached Garage
- Tenure Freehold
- Higher Ceilings compared to other New Homes
- Waste Water Heat Recovery
- Air Source Heat Pump
- Future Build Ready
- Fully Integrated Kitchen with High Specification Appliances
- Fully Tiled Bathrooms with rain head showers, under sink storage and large mirror

Ground Floor

Kitchen

12'7" x 15'9" (3.841 x 4.806)

Dining Room

10'1" x 13'8" (3.086 x 4.180)

Family Room

9'8" x 10'3" (2.955 x 3.140)

Utility Room

6'1" x 6'0" (1.860 x 1.843)

WC

4'9" x 5'8" (1.449 x 1.750)

Living Room

14'10" x 11'9" (4.525 x 3.603)

Study

8'4" x 7'8" (2.560 x 2.348)

First Floor

Bedroom 1

12'0" x 10'10" (3.664 x 3.303)

Ensuite

7'5" x 5'4" (2.285 x 1.649)

Dressing Room

7'3" x 5'4" (2.230 x 1.649)

Bedroom 2

9'7" x 10'1" (2.945 x 3.082)

Ensuite

6'9" x 5'7" (2.082 x 1.705)

Bedroom 3

9'1" x 14'4" (2.775 x 4.373)

Bedroom 4

10'5" x 10'3" (3.177 x 3.139)

Bedroom 5

9'8" x 9'4" (2.960 x 2.860)

Bathroom

9'3" x 5'6" (2.839 x 1.693)



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