



MCDERMOTT & CO
THE PROPERTY AGENTS



£875,000 Offers Over

1 Thornlee Thornley Lane, Grotton, Saddleworth, OL4 5RH

1 Thornlee Thornley Lane, Grotton, Saddleworth, OL4 5RH

McDermott & Co are proud to present this exceptional four-bedroom detached home, occupying an enviable position on the highly sought-after Thornley Lane in Grotton, Saddleworth.

Beautifully renovated and finished to an exceptional standard throughout, this substantial home extends to approximately 2,069 sq ft and offers an impressive blend of luxury, space and contemporary living. Thoughtfully redesigned by the current owners, perfectly suited to modern family life, whilst enjoying a private setting surrounded by beautifully landscaped gardens.

The accommodation briefly comprises an impressive entrance hallway, stunning open-plan lounge, dining area and bespoke kitchen, utility room, WC, luxurious family bathroom, four generously proportioned bedrooms and en-suite facilities. Every room has been finished to an exceptional standard, with high-quality fittings, contemporary décor and a wealth of natural light throughout.

Hallway

7'3 x 13'11 (2.21m x 4.24m)
An impressive entrance hallway creating a stunning first impression of the home. Flooded with natural light from the contemporary composite entrance door with full-height glazed side panels and overhead glazing, the space enjoys a bright and airy atmosphere throughout.

Beautifully finished with herringbone-style flooring, contemporary lighting, modern radiators and neutral décor, the hallway offers generous proportions and provides access to the principal accommodation. Glazed oak doors further enhance the sense of quality and complement the high standard of finish found throughout the property.

WC & Utility

10'0 x 5'2 (3.05m x 1.57m)
A modern and beautifully presented WC/utility room, fitted with a contemporary low-level WC and vanity wash hand basin with storage beneath. A window to the side elevation provides natural light, whilst the illuminated wall mirror, contemporary black column radiator and neutral décor create a stylish finish throughout.

The room also benefits from dedicated utility space, providing practical accommodation for laundry appliances and additional household storage, making it a useful and functional addition to the home.

Open Plan Lounge

12'0 x 28'4 (3.66m x 8.64m)
A stunning open-plan lounge, dining and living space, beautifully designed to create the perfect environment for modern family living and entertaining. Flooded with natural light from the large picture windows overlooking the gardens, the room enjoys a bright and airy atmosphere throughout whilst making the most of the surrounding views.

Beautifully finished with herringbone-style flooring, contemporary lighting, modern radiators and neutral décor, the space offers exceptional flexibility for both everyday living and social occasions.

Open Plan Kitchen

A stunning contemporary kitchen, beautifully designed and finished to an exceptional standard. Fitted with a comprehensive range of sleek handleless wall and base units, complemented by luxurious marble work surfaces, matching splashbacks and a substantial marble island, the space offers both style and practicality in equal measure.

The impressive central island incorporates a breakfast bar and integrated induction hob with built-in extractor, creating a striking focal point and excellent preparation space. Further integrated appliances include double ovens, microwave, fridge freezer and dishwasher, whilst ample storage is provided throughout.

Flooded with natural light and seamlessly open to the dining and living areas, the kitchen benefits from herringbone flooring, recessed spotlighting and contemporary décor throughout.

Beautifully appointed and finished to an exceptional standard, this outstanding kitchen forms the heart of the home and is perfectly suited to modern family living and entertaining.

Open Plan Dining

Positioned within the impressive open-plan living space, the dining area enjoys stunning views across the gardens through large picture windows and French doors, flooding the room with natural light and creating a bright and airy atmosphere.

Beautifully finished with herringbone-style flooring, contemporary column radiators and neutral décor,

the space comfortably accommodates a large dining table and chairs, making it ideal for family meals and entertaining. A particular feature is the contemporary freestanding multi-fuel stove, which creates a focal point whilst adding warmth and character to the room.

French doors provide direct access onto the raised sun terrace, seamlessly blending indoor and outdoor living and allowing the surrounding gardens to become an extension of the entertaining space.

Bedroom Four

12'5 x 9'11 (3.78m x 3.02m)
A beautifully presented fourth bedroom enjoying pleasant views over the surrounding gardens through dual-aspect windows, allowing an abundance of natural light to flood the room.

Finished to the same high standard found throughout the home, the room benefits from herringbone-style flooring, contemporary column radiator, feature pendant lighting and neutral décor.

Bedroom Three

16'5 x 11'6 (5.00m x 3.51m)
A spacious and beautifully presented double bedroom enjoying an abundance of natural light from the large window overlooking the gardens. Finished to an exceptional standard, the room benefits from herringbone-style flooring, a contemporary column radiator, feature pendant lighting and neutral décor throughout.

A particular feature is the extensive range of fitted sliding wardrobes, providing excellent storage whilst maintaining a sleek and modern finish. Offering ample space for a double bed and additional furnishings, this bright and comfortable bedroom is perfectly suited to family members or guests.

Bedroom Two

10'0 x 10'10 (3.05m x 3.30m)
A spacious and beautifully presented double bedroom enjoying an attractive outlook over the surrounding gardens through a large window that floods the room with natural light.

Finished to an exceptional standard, the room benefits from herringbone-style flooring, recessed spotlighting and neutral décor throughout. Offering ample space for a double bed and additional furnishings, the room also incorporates a stylish dressing table area, creating a practical and versatile space.

The bedroom further benefits from its own contemporary en-suite shower room, providing added convenience and privacy.

En Suite

9'4 x 3'1 (2.84m x 0.94m)
A stylish and contemporary en-suite shower room, beautifully presented and finished to a high standard throughout. Comprising a walk-in shower enclosure with rainfall shower and glazed screen, low-level WC and a vanity wash hand basin with storage beneath.

The room benefits from attractive metro-style wall tiling within the shower area, herringbone-style flooring, a heated towel radiator, illuminated wall mirror and contemporary fittings throughout.

Bedroom One

12'0 x 14'4 (3.66m x 4.37m)
A stunning principal bedroom, beautifully presented and enjoying generous proportions throughout. Flooded with natural light from the dual-aspect windows overlooking the gardens, the room offers a bright and tranquil atmosphere whilst benefiting from attractive views of the surrounding greenery.

Finished to an exceptional standard, the room features herringbone-style flooring, contemporary wall and pendant lighting, radiators and neutral décor throughout. A particular feature is the extensive range of fitted wardrobes, providing excellent storage whilst maintaining a sleek and modern finish.

Directions

