

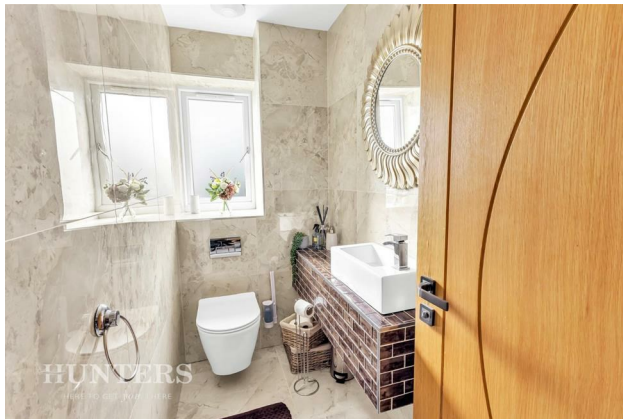
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46 The Villas Starring Road, Littleborough, OL15 8FH

Offers In Excess Of £895,000

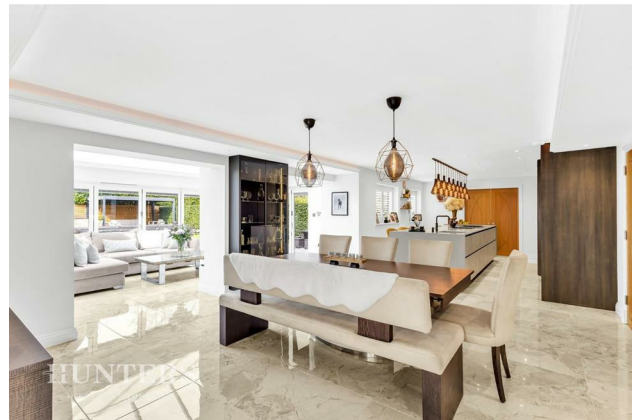
Property Images



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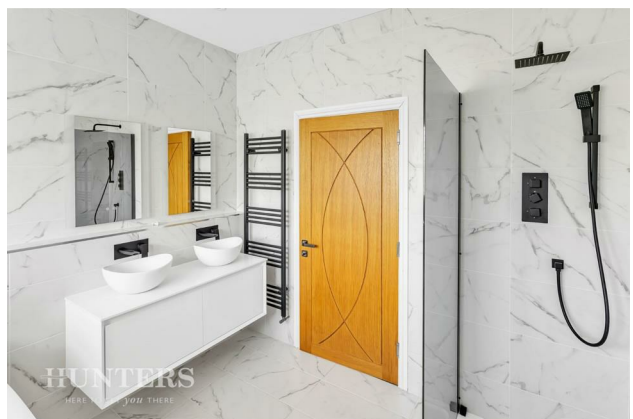
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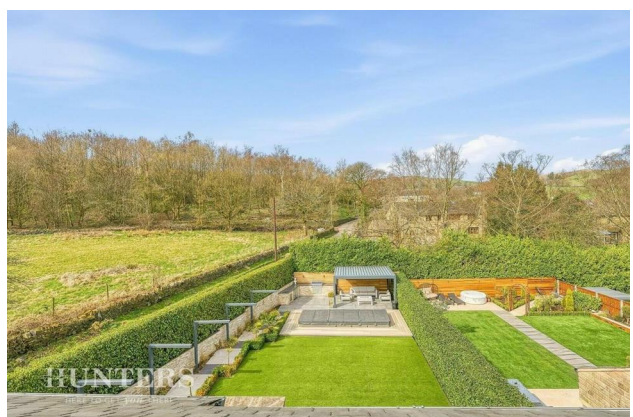
Property Images



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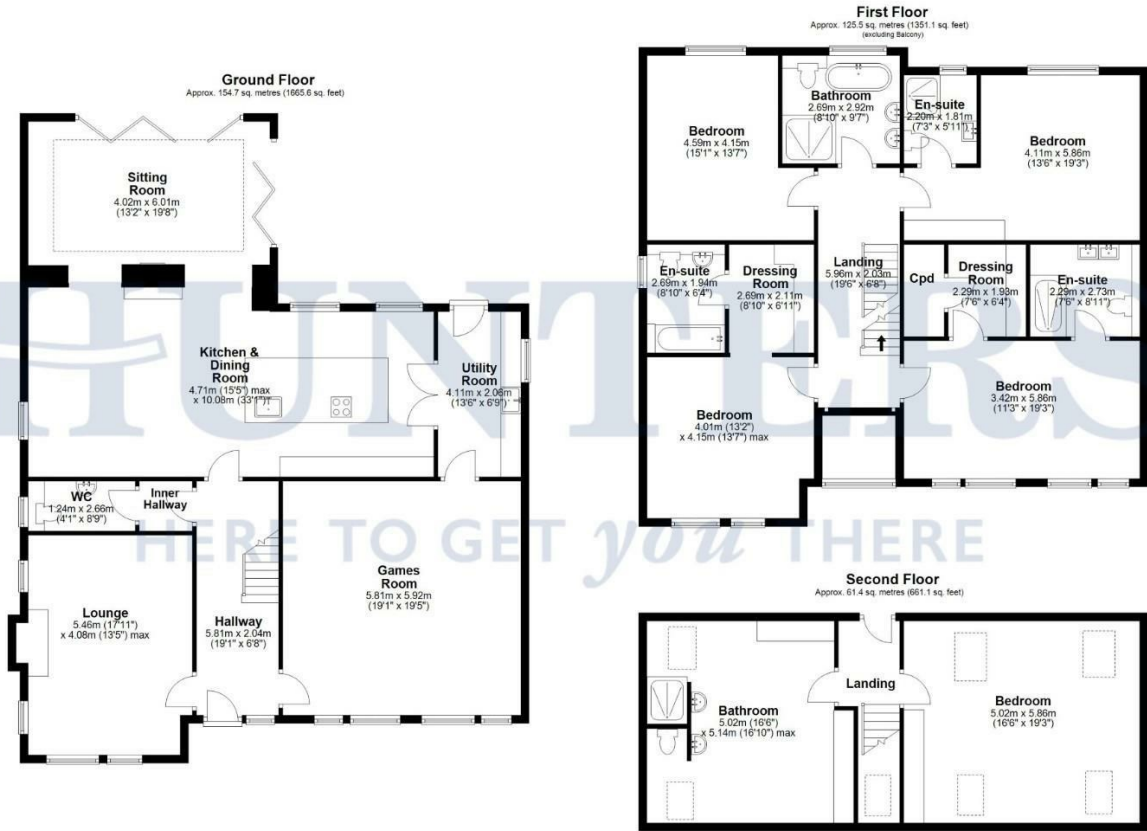
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Total area: approx. 341.7 sq. metres (3677.9 sq. feet)

Disclaimer: This floorplan 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 PlanUp

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	87	91

Map



Details

Type: House - Detached Beds: 5 Bathrooms: 5 Receptions: 3 Tenure: Freehold

Summary

An exceptional executive detached residence, a stunning high-specification home built in 2020 and significantly enhanced by the current owners to create a truly outstanding family property. Offering light, spacious and generously proportioned accommodation throughout, this impressive home is set over three floors and finished to an exceptional standard.

Tucked away in an off-road position and surrounded by beautiful open countryside, the property enjoys a peaceful setting in one of Littleborough's most desirable locations. Despite its tranquil surroundings, it remains conveniently close to the centre of the village, where a fantastic range of amenities can be found, including well regarded schools, shops, café bars, restaurants, and the main line train station providing excellent access to both Leeds and Manchester.

Filled with an abundance of natural light, the accommodation briefly comprises an inviting and welcoming entrance hall, elegant living room, generous and versatile games room, superb open plan dining kitchen complete with quality Miele appliances, a fabulous orangery, utility room, and downstairs WC. To the first floor there are four generous double bedrooms, all benefiting from en-suite facilities, in addition to a family bathroom. The second floor is dedicated to an impressive master suite, featuring a spacious double bedroom and luxurious en-suite dressing room.

Externally, the property continues to impress. To the front there is ample parking and a lawned garden, while the rear garden has been landscaped to an exceptional standard with no expense spared. Designed for both relaxation and entertaining, this incredible outdoor space includes an outdoor kitchen and dining area, swim spa, hot tub, ice bath, sauna, and plenty of room to enjoy the peaceful setting and surrounding countryside.

An internal viewing is highly recommended to fully appreciate the size, finish, and lifestyle on offer.