



# Cedar Fold

TOTTINGTON

## An Easy Arrival

Set within a peaceful cul-de-sac on Cedar Fold in the heart of Tottington, this detached family home enjoys a setting that perfectly balances village living with open countryside and everyday convenience. It's a location loved for its strong sense of community, excellent schooling and easy access to both nature and nearby towns.

The approach to is instantly calming. A wide, recently paved driveway opens up generously, offering parking with room to spare and a sense of ease before the door is even reached. Ahead, a deep porch provides shelter from the elements, a practical pause where muddy boots are kicked off and the pace of the day begins to slow.



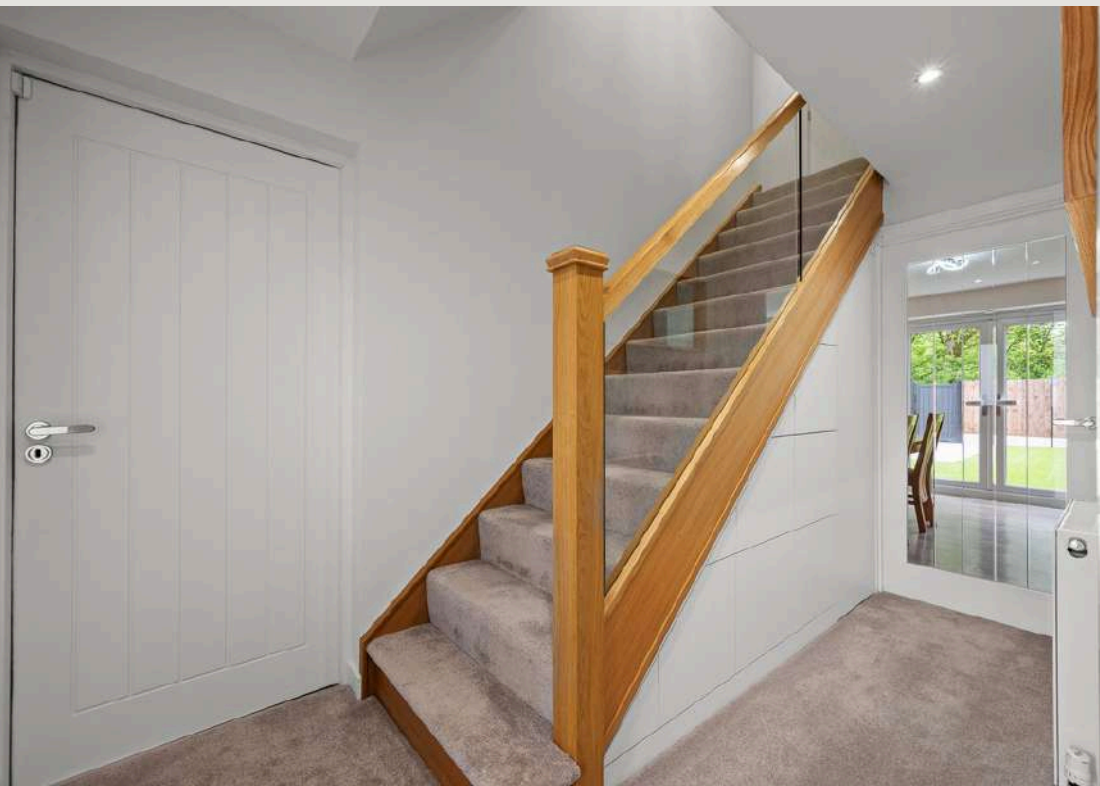


## Step Inside

Step through the door and into an entrance hall that feels both modern and warm. Neutral walls keep the space bright, while oak and glass combine elegantly in the staircase rising to the first floor.

Bespoke storage has been built neatly beneath the stairs, offering clever places for coats, shoes, and household essentials so that the hallway always feels open and ordered.

To the left, internal access leads straight through to the garage. With its brand-new electric door, it offers the choice to arrive and step directly into the home, particularly welcome on colder days.



## Space To Gather

Just off the hallway sits the lounge, a room that balances comfort with character. Soft grey carpet cushions every step, and a large window to the front draws in gentle daylight filtered through elegant Venetian blinds. As evening falls, LED lighting and subtle spotlights shift the atmosphere, creating a space that adapts beautifully from daytime calm to evening retreat.

A deep-blue geometric feature wall adds depth, while a sleek floating media unit opposite makes this an ideal setting for gaming sessions or film nights. It's a room that feels cocooning without ever being closed in.





## Culinary Delights

Towards the rear of the home, the kitchen and dining space opens up naturally, becoming the heart of daily life. The kitchen is arranged around a generous U-shaped preparation area, finished with modern cabinetry and fitted with a full suite of integrated appliances.

There's a sense of order here, with plentiful storage keeping surfaces clear and everything within easy reach.

The sink sits beneath a window overlooking the rear garden, often accompanied by birdsong drifting in from outside. A central breakfast bar creates a natural meeting point within the room, with space for stools where drinks are poured, and conversations linger while spotlights overhead keep the space glowing long after daylight fades.

Flowing seamlessly into the dining area, there is room here for a large family table and the easy rhythm of shared meals. Double doors open straight onto the garden, drawing light deep into the space and allowing the outside to become part of everyday living on warmer days.







## Practical Spaces

From the dining area, the home continues to work thoughtfully around practical needs. The utility room offers room for a washer and dryer, additional cabinetry, and a generous sink. Finished with neutral pastel feature wallpaper, it's a space that feels spacious and considered.

Wrapping around from here sits the downstairs WC, positioned perfectly for both daily convenience and entertaining, keeping the main living spaces flowing easily.

## And So To Bed...

The staircase rises gently to the first floor from the entrance hallway, lit by a feature light that brings warmth to the space.

Oak and glass continue to frame the landing, which feels spacious and airy as it opens out onto the bedrooms.

To the right, the principal bedroom offers generous proportions and an immediate sense of calm. A full wall of fitted wardrobes keeps the room beautifully uncluttered, while a tucked-away dressing area and built-in drawers add practical flexibility. There is ample room for a large bed, with the layout allowing for a dedicated TV wall and personalised lighting to set the mood throughout the day.

Soft pastel green walls reflect natural light bouncing in through the front window, creating a settled, restful atmosphere.

The adjoining en-suite is finished with modern contrast, featuring a walk-in shower, spotlights overhead, and deep blue accents that add character.





## Rest & Retreat

Back on the landing, bedroom three offers a generous space with plush grey carpet underfoot and fitted storage ready to be shaped as life changes. Decorated with gentle purple wisteria tones, it already feels personal but holds plenty of scope to grow and adapt.

The family bathroom sits nearby, finished with lino flooring and a speckled tiled bath area with a shower overhead. A large window fills the room with light, while storage keeps everyday essentials neatly tucked away.

Continuing along the landing, bedroom four sits towards the rear. Currently used as a home office, it is easily large enough for a double bed and benefits from fitted wardrobes and plenty of natural light, making it a flexible space that can shift with need.

Bedroom two, set to the front, is another generous room currently used as a hobby space. With soft grey carpet and a bright outlook, it offers excellent potential to become a spacious double bedroom with ease.

## Garden Oasis

From the dining room doors, step out onto stone tiling that runs along the edge of the garden. Recently renovated, the space opens into a low-maintenance astroturf lawn bordered by fencing that creates a sense of privacy and enclosure. To the rear, a patio offers space for seating or barbecues, where evenings stretch out gently under open skies.

A gate leads from this area into a wooded space beyond, opening onto a private plot framed by trees and chicken wire fencing.





## Out & About

Families are particularly well catered for, with a range of highly regarded schools nearby including Tottington Primary School, Greenmount Primary School, Holly Mount RC Primary School and Tottington High School. St Gabriel's RC High School and Elton High School are also within easy reach, while independent education options such as Bury Grammar School are just a short drive away. Local nurseries, including the well-regarded Mulberry Bush Nursery, add further appeal for growing families.

Outdoor living is one of Tottington's biggest attractions. From Cedar Fold, scenic walking routes are close by, including the Kirklees Trail, Two Brooks Valley, Bottoms Hall and Old Kay's Park, ideal for dog walks, cycling, weekend runs or simply enjoying the fresh air. The surrounding countryside provides a beautiful backdrop to everyday life and makes it easy to slow the pace when needed.

Tottington village offers a fantastic range of amenities and independent businesses. Everyday essentials are covered with the Co-op, Tesco Express and local Spar nearby, alongside a butcher, chemist, GP surgery, Post Office, hairdressers and beauty salons. Local favourites such as Helen's Florist and the village deli add to the welcoming community feel.

Food and drink are a real highlight of the area. Enjoy traditional Italian dining at Carmelo's, cocktails at Bilardi's Bar, or woodfired pizzas and eclectic gins at Juniper & Vine. For coffee catch-ups or relaxed lunches, nearby cafés and tea rooms provide plenty of choice, while takeaway favourites including Asha and China Rose make evenings in wonderfully easy.

For those with an active lifestyle, nearby golf courses, cricket clubs and leisure facilities offer plenty of opportunity to stay social and active throughout the year.

Commuters are well positioned too. The M66 and A56 are easily accessible, linking Tottington with Bury, Bolton, Manchester and beyond, while Bury's Metrolink provides direct tram services into the city centre.

Blending countryside charm, village convenience and a strong community spirit, Cedar Fold offers a lifestyle that feels both peaceful and connected, the perfect setting for modern family life.



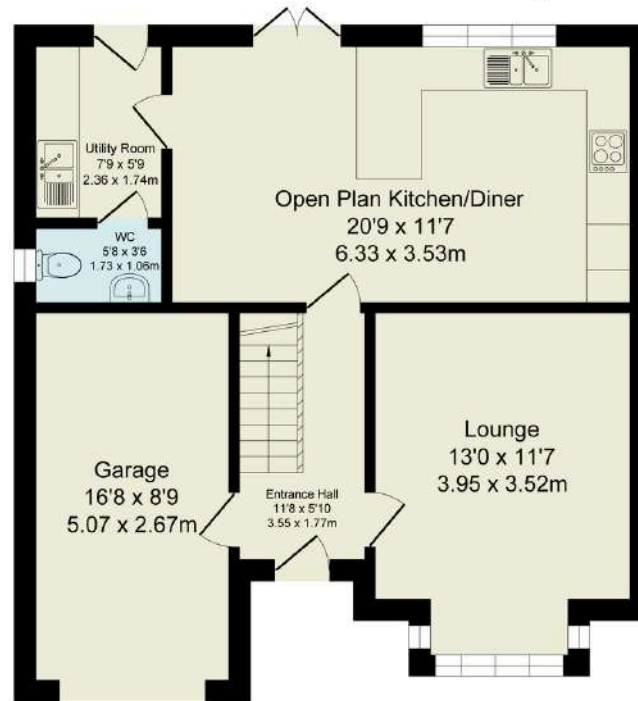
# The Finer Details

- Stunning Four Bedroom Detached Home
- Open Plan Kitchen / Dining Space with Patio Doors to the Garden
- Light-Filled Lounge with Bay Window
- Elegant Principal Bedroom with En-suite
- Downstairs WC and Utility Room
- Driveway Parking for Three Cars Plus Garage
- Bury Council Tax Band E
- Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

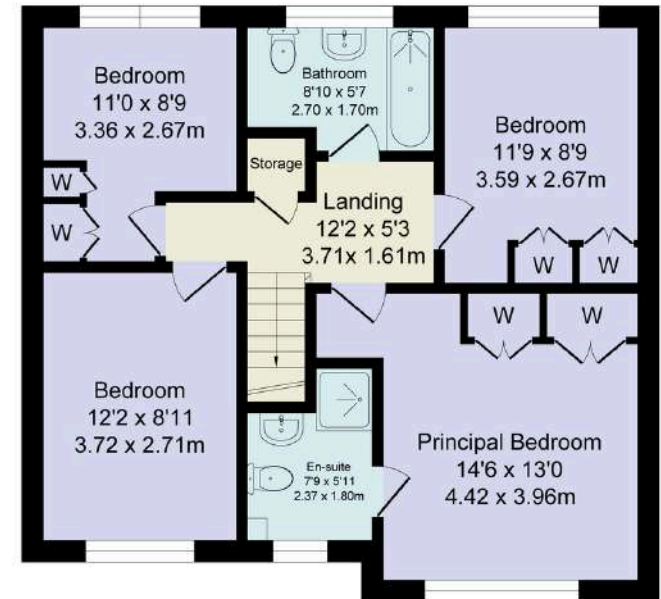
Total Approx. Floor Area 1357 Sq.ft. (126.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



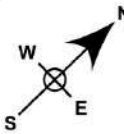
Ground Floor

Approx. Floor Area 710 Sq.Ft (66.0 Sq.M.)



First Floor

Approx. Floor Area 647 Sq.Ft (60.1 Sq.M.)



WAINWRIGHTS  
ESTATE AGENTS

To view Cedar Fold,  
Call 01204 773556 or email [sales@wainwrightshomes.com](mailto:sales@wainwrightshomes.com)