



## Stonehill Drive, Rochdale, OL12 7JN

### £650,000

A SPACIOUS DETACHED SEVEN BEDROOM FAMILY HOME

Nestled at the end of a charming cul-de-sac on Stonehill Drive in Rochdale, this substantial and spacious detached family home is a true gem for those seeking a perfect abode for extended families. Boasting an impressive seven bedrooms, this property offers ample space for everyone to enjoy their own privacy while still being part of a close-knit household.

The home features a generous garden, ideal for outdoor activities and family gatherings, along with ample off-road parking to accommodate multiple vehicles. The picturesque countryside views surrounding the property add to its appeal, providing a serene backdrop for daily life.

Five of the bedrooms are equipped with ensuite facilities, ensuring convenience and comfort for family members and guests alike. Additionally, a stunning family bathroom enhances the overall luxury of the home. The ground floor includes a versatile bedroom that can easily be transformed into an additional reception room, offering flexibility to suit your family's needs.

This delightful property is perfect for those looking to create lasting memories in a welcoming environment. With its spacious layout and desirable location, it truly represents the ideal family home. Don't miss the opportunity to make this dream residence your own.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 7  6  1  C

- Outstanding Detached Property
- Stunning Dining Kitchen
- Gated Off Road Parking and Garage
- EPC Rating C
- Seven Bedrooms
- Presented to Highest Standard Throughout
- Tenure Leasehold

### Ground Floor

#### Entrance Hall

24'0 x 16'0 (7.32m x 4.88m)

Composite double glazed frosted front door, two central heating radiators, smoke detector, spotlights, tiled flooring, doors leading to garage, office, utility, reception room one, kitchen/dining area, WC, reception room two/bedroom seven and stairs to first floor.

#### Office

8'8 x 7'0 (2.64m x 2.13m)

UPVC double glazed window, central heating radiator, spotlights and tiled flooring.

#### WC

6'9 x 2'9 (2.06m x 0.84m)

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, extractor fan, spotlights, tiled elevations and tiled flooring.

#### Reception Room One

21'2 x 16'7 (6.45m x 5.05m )

UPVC double glazed window, two central heating radiators, wood panelled elevations, wood effect flooring and bi-folding door to rear.

#### Utility

7'11 x 6'1 (2.41m x 1.85m)

UPVC double glazed window, central heating radiator, wall and base units with laminate work surfaces, composite one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, space for dryer, spotlights and tiled flooring.

#### Reception Room Two/Bedroom Seven

10'11 x 8'6 (3.33m x 2.59m )

UPVC double glazed window and central heating radiator.

#### Kitchen/Dining Area

27'10 x 14'11 (8.48m x 4.55m)

Two UPVC double glazed windows, range of wall and base units with granite work surfaces, central island and breakfast bar, one and a half bowl inset sink with mixer tap and integrated draining ridges, integrated double oven and warming drawer, integrated microwave, integrated coffee machine, integrated full height fridge and freezer, four ring electric hob, gas ring, wireless charging points, television point, cast iron log burner, tiled flooring and bi-folding door to rear.

### First Floor

#### Landing

26'5 x 5'11 (8.05m x 1.80m)

UPVC double glazed window, two central heating radiators, doors leading to four bedrooms, family bathroom and stairs to second floor.

#### Bedroom Two

21'5 x 13'0 (6.53m x 3.96m)

Three UPVC double glazed windows, central heating radiator and door to en suite.

#### En Suite

10'1 x 5'9 (3.07m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, PVC panelling to ceiling, extractor fan, spotlights, tiled elevations and tiled flooring.

#### Bedroom Three

17'9 x 10'6 (5.41m x 3.20m)

UPVC double glazed window, central heating radiator, spotlights, fitted wardrobes, door to en suite and Juliet balcony.

#### En Suite

9'1 x 5'6 (2.77m x 1.68m)

UPVC double glazed frosted window, central heated towel rail, dual flush plate WC, two vanity top wash basins with mixer taps, direct feed multi-jet shower with rinse head, extractor fan, PVC panelling to ceiling, spotlights, tiled elevations and tiled flooring.

#### Bedroom Four

18'6 x 10'0 (5.64m x 3.05m)

UPVC double glazed window, central heating radiator, door to en suite and Juliet balcony.

#### En Suite

7'9 x 7'0 (2.36m x 2.13m)

UPVC double glazed window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, PVC panelling to ceiling, spotlights, extractor fan, tiled elevations and tiled flooring.

#### Bedroom Six

13'5 x 8'7 (4.09m x 2.62m)

UPVC double glazed window and central heating radiator.

#### Bathroom

9'2 x 8'8 (2.79m x 2.64m)

Central heated towel rail, dual flush plate WC, vanity top wash basin with mixer tap, feature lighting, tiled panel double Jacuzzi bath with overhead direct feed rainfall shower, integrated television, PVC panelling to ceiling, spotlights, extractor fan, tiled elevations and tiled flooring with underfloor heating.

### Second Floor

#### Landing

Central heating radiator, doors leading to two bedrooms and study.

#### Bedroom One

14'9 x 13'9 (4.50m x 4.19m)

UPVC double glazed window, two central heating radiator radiators, spotlights, door to en suite and Juliet balcony.

#### En Suite

11'11 x 10'3 (3.63m x 3.12m)

Central heated towel rail, dual flush plate WC, vanity top wash basin with mixer tap, double panel bath with mixer tap, walk-in direct feed multi-jet shower with rinse head, integrated television, Smart mirror, Bluetooth speakers, tiled ceiling, spotlights, tiled elevations and tiled flooring.

- Six Bathrooms
- Extensive Rear Garden
- Council Tax Band D

#### Bedroom Five

14'0 x 13'6 (4.27m x 4.11m)

UPVC double glazed window, central heating radiator, wood panelled elevations, door to en suite and Juliet balcony.

#### En Suite

9'0 x 7'9 (2.74m x 2.36m)

Dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed multi-jet shower, Bluetooth speakers, PVC panelling to ceiling, extractor fan, PVC panelled elevations and wood effect flooring.

#### Study

12'5 x 6'1 (3.78m x 1.85m)

#### External

#### Rear

Enclosed garden with laid to lawn, block paving, pond, open aspect views and outbuilding for storage.

#### Front

Gated tarmac driveway and access to garage.

#### Garage

14'11 x 8'2 (4.55m x 2.49m)

Central heating radiator, wall mounted boiler and roller shutter garage door.

