



# ARUNDEL CLOSE

BRANDLESHOLME



## A Home That Grows

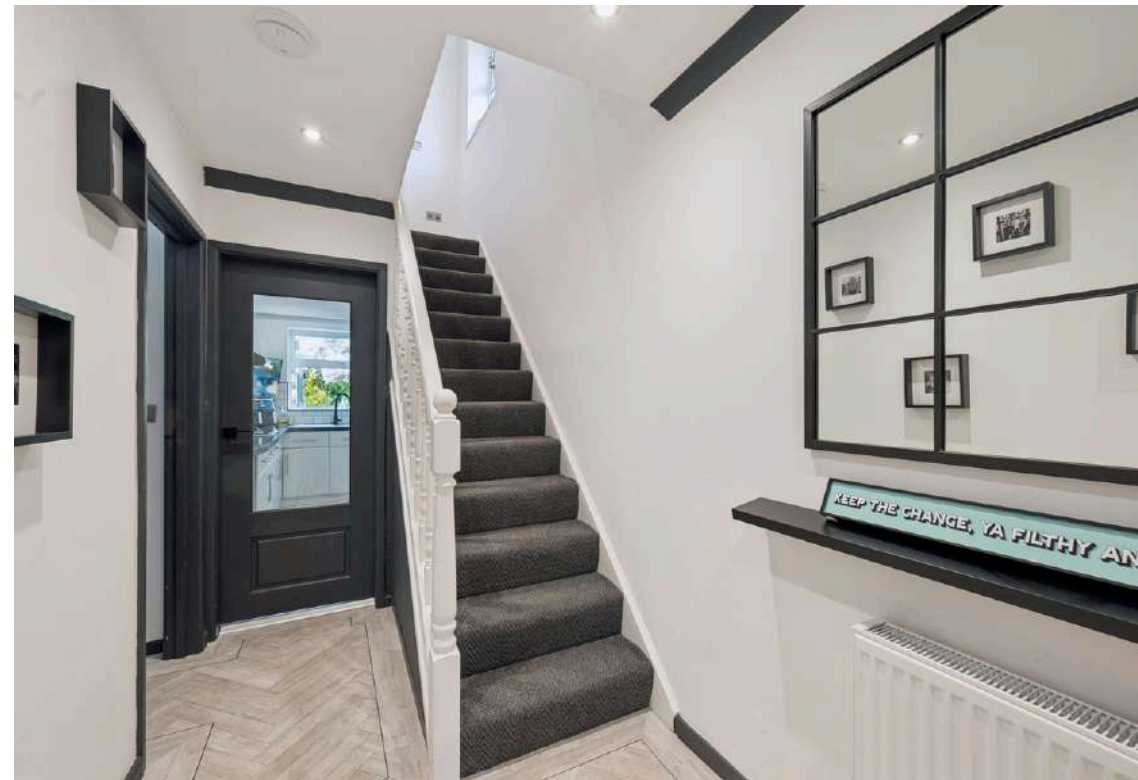
Positioned proudly on a large corner plot in a cul-de-sac, 4 Arundel Close offers a homely feel set in harmony with modern spacious living. The detached home sits comfortably within nature, framed by a broad driveway with space for family cars and an attached garage ready for hobbies, storage, or future ambitions.

A neat lawn softens the approach, adding greenery that hints at the verdant scenes waiting beyond, while the sheltered porch provides a welcoming pause before stepping inside.

# Welcome Home

Behind the front door, this home immediately feels bright and refreshed. Natural light spills through the etched glazing, bouncing across the entrance and creating a warm first impression.

The hallway stretches ahead with a calm, contemporary feel, offering space not only for coats and shoes but for the little rituals that shape everyday life. School bags dropped after busy afternoons, boots lined up after muddy walks, leads waiting to be hung; it is an entrance that feels ready to welcome every season.





## Family Time

Turning into the lounge, the atmosphere softens even more. The bay window draws daylight deep into the room, while the layout naturally encourages quieter moments as the day comes to an end.

The media wall creates a focal point, leaving plenty of space for family sofas, blankets gathered on chilly evenings, and film nights that become family traditions. There is an undeniable sense of comfort here; the kind of room where birthdays begin with balloons scattered across the floor and winter evenings disappear beneath soft lighting and familiar company.

From here, the home gently unfolds beneath a graceful, curved archway into the dining room.

This is a space that feels made for gathering. Long Sunday lunches, homework spread across the table, celebrations that stretch late into the evening, or simply everyday dinners that somehow become lasting memories. The bifold doors at the far end invite daylight to travel effortlessly through both rooms, creating an openness that makes the whole ground floor feel wonderfully connected.



# A Serene Moment

Beyond, the conservatory offers another retreat for daily living. Wrapped in windows, a morning coffee arrives alongside birdsong from the garden, while summer afternoons blur effortlessly between indoors and out.

As the seasons change, the outlook transforms too, creating a peaceful place to watch rainfall, autumn colours, or the first signs of spring without leaving the comfort of home.





## Culinary Delights

Returning through the hallway leads naturally into the kitchen, a room that has all the ingredients to become the true heart of the home.

Generous worktops wrap around the room, leaving space for everything from ambitious baking sessions to relaxed breakfasts before the day begins. There is room for conversations over coffee, children decorating cupcakes at the weekend, or friends gathering with drinks while dinner slowly comes together. The dual aspect windows ensure the room remains filled with natural light throughout the day, while the stable door opens directly onto the garden, making summer entertaining feel wonderfully effortless.

Practicality sits comfortably alongside possibility here too. The generous storage keeps everyday life organised, while the under-stairs pantry offers the perfect home for everything from baking ingredients to household essentials. Whether bustling with activity or quietly enjoying a peaceful morning, this is a kitchen designed to adapt to every pace of life.



# Peaceful Retreats

The staircase rises gently to a spacious first-floor landing, where daylight filters through a large window and creates an airy sense of calm. There is room here to breathe, with practical loft access ready to safeguard treasured keepsakes, seasonal decorations, and the stories collected over many years.

The family shower room offers a peaceful place to begin and end each day. Its generous proportions leave exciting possibilities for future owners, including the option to introduce a bathtub should family life call for one. Soft neutral tones create a soothing backdrop, encouraging slower mornings and relaxing evenings alike.





## And So To Sleep

Adjacent to the family bathroom, bedroom two is bathed in natural sunshine, making it equally suited to growing children, overnight guests, or teenagers seeking a little more independence. There is ample room to evolve alongside changing needs, allowing the space to become whatever the next chapter requires.

Along the landing, the principal bedroom feels wonderfully restful. Spacious enough to create a true sanctuary, there is room not simply for furniture, but for moments of quiet. Early mornings with sunlight drifting through the window, peaceful weekends spent lingering a little longer, or evenings spent unwinding away from the busier parts of the home. It is a room that encourages rest in every sense.

The third bedroom quietly demonstrates the home's versatility. Today it could be a nursery, tomorrow a creative studio, home office, or dressing room. Like so many spaces throughout the house, it adapts naturally to life's changing seasons.



# Garden Oasis

Stepping outside reveals one of the home's greatest surprises. Hidden behind mature hedging, the garden unfolds into a wonderfully private escape. Deep borders brim with established planting, creating colour, texture, and a welcome sense of seclusion throughout the year. A broad lawn provides endless opportunities for football matches, garden parties, family picnics, or simply watching children and pets roam freely beneath open skies.

Dual patios, at both the house and the far end of the garden, create entirely different moods. One becomes the natural extension of the kitchen and conservatory, perfect for morning coffee or relaxed evenings outdoors. The second feels almost like a destination in its own right; a sunny corner ideal for summer barbecues, long conversations beneath the stars, or perhaps even an outdoor kitchen in years to come.

The thoughtful addition of outdoor power and water makes entertaining wonderfully straightforward, while pathways gently connect every part of the garden, encouraging slow strolls between seating areas and flower beds.

The generous plot offers future potential for extension, allowing the home to grow alongside the family while still preserving the wonderful sense of openness outside.





# Out & About

Tucked away on a peaceful cul-de-sac in the heart of Brandlesholme, Arundel Close enjoys a wonderfully family-friendly setting where green open spaces, excellent amenities and well-regarded schools are all close at hand. It's a location that offers the perfect balance between quiet residential living and everyday convenience.

For those who enjoy spending time outdoors, there is plenty to explore nearby. Burrs Country Park is just a short drive away, offering beautiful riverside walks, woodland trails, cycle routes and open meadows along the River Irwell. Closer to home, Kirklees Valley Nature Reserve provides scenic walking routes, abundant wildlife and access to the Irwell Sculpture Trail, while local green spaces and play areas offer plenty of opportunities for children to enjoy the outdoors.

Families are particularly well catered for when it comes to education. Old Hall Primary School, Woodbank Primary & Nursery and Our Lady of Lourdes RC Primary School are all within easy reach, while Woodhey High School and Elton High School serve older pupils. For those considering independent education, Bury Grammar School is only a short drive away.

Day-to-day life is refreshingly straightforward. Nearby you'll find Tesco Express, Spar with Subway, Ernill's Bakery, a pharmacy, barbers, Woodbank Medical Centre and a host of local convenience stores, ensuring everything needed for busy family life is close by. All Bloomin' Things remains a favourite local stop for flowers and gifts, while Bury town centre offers a wider selection of shopping, leisure and entertainment facilities just minutes away.

When it's time to meet friends or enjoy a meal out, there are plenty of local favourites to choose from. Jersey Girls and Swirl are always popular with families, while The Brown Cow offers a welcoming atmosphere, excellent food and regular live entertainment.

Those with an active lifestyle are well served too. Nearby golf courses, cricket clubs, leisure centres and fitness facilities provide something for all ages, while local sports clubs offer a strong sense of community and opportunities to get involved.

Commuters are exceptionally well positioned, with easy access to Bury town centre and its Metrolink service into Manchester. The M66 motorway is also just a short drive away, providing convenient connections across Greater Manchester, Lancashire and beyond.

Combining excellent schools, green open spaces, everyday convenience and superb transport links, Arundel Close is perfectly placed for modern family living. Whether you're enjoying a walk through Burrs Country Park, meeting friends for lunch or simply making the most of everything Brandlesholme has to offer, this is a location that makes life easy, enjoyable and wonderfully connected.



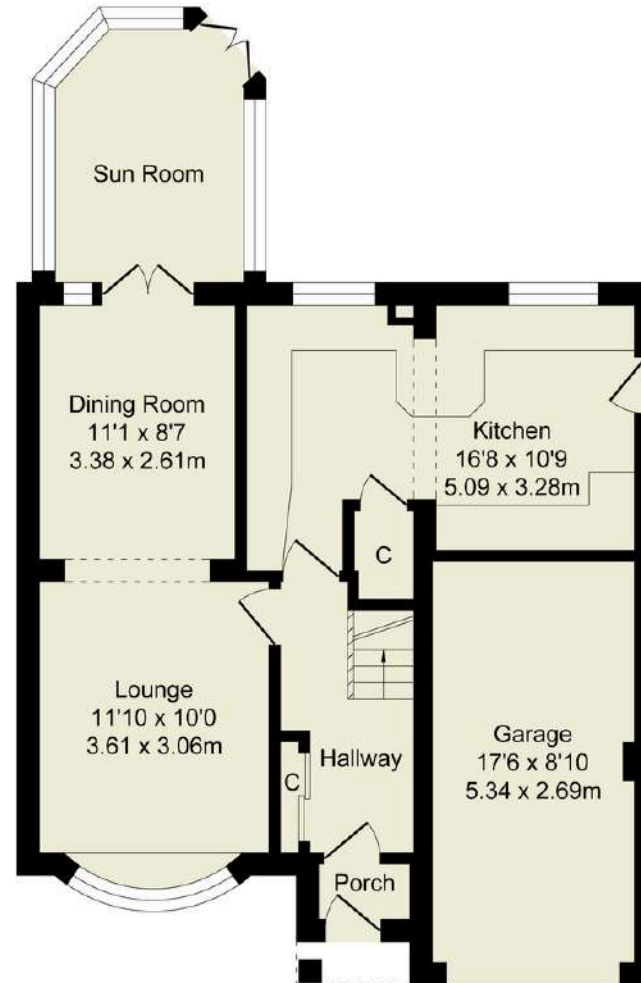
# The Finer Details

- Beautiful Three Bedroom Detached Home
- Generous Corner Plot with Private Garden with Mature Shrubs, Lawn and Patio
- Three Versatile Reception Spaces Ideal for Family Living
- Social Kitchen Breakfast Room Overlooking the Garden
- Driveway Parking for Two Cars Plus Garage
- Peaceful Cul-De-Sac Location
- Bury Council Tax Band D
- Leasehold 947 Years Remaining
- Ground Rent £25 per Annum

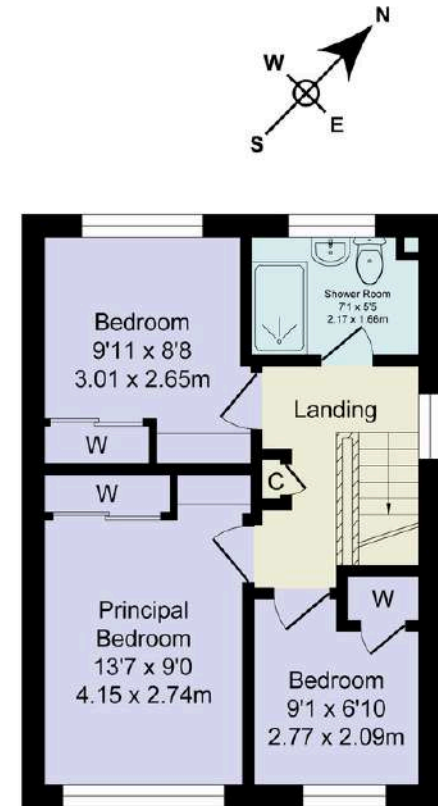
**Total Approx. Floor Area 1171 Sq.ft. (108.8 Sq.M.)**

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.

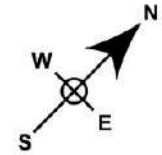
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Ground Floor**  
Approx. Floor Area 780 Sq.Ft (72.5 Sq.M.)



**First Floor**  
Approx. Floor Area 391 Sq.Ft (36.3 Sq.M.)



WAINWRIGHTS  
ESTATE AGENTS

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