



Oulder Hill Drive
Bamford, Rochdale OL11 5LB
£775,000



Adamsons Barton Kendal are delighted to offer to the market, this truly wonderful and deceptively spacious 5 bedroomed detached family home with superior quality fixtures and fittings throughout and a quite stunning landscaped garden oasis to the rear. Internal viewing is absolutely essential to appreciate the extent and sheer calibre of the accommodation on offer. The property has been expertly extended to the rear with a quite stunning family room opening out onto the patio and a sumptuous fitted kitchen with central island and quality Neff appliances throughout. There are two further reception rooms, a utility room and vanity room at ground floor. At first floor level, there are five bedrooms (4 spacious double bedrooms and a single) together with 4 luxurious bathrooms. Externally, the rear garden is extremely impressive and spacious with ornamental ponds, bridges and patio areas and there is a front garden, driveway and double garage.

VIEWING IS ESSENTIAL TO APPRECIATE THE EXTENT AND CALIBRE OF THE ACCOMMODATION ON OFFER

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Entrance HALL - Cavalio flooring, staircase to the first floor, understair cupboard

VANITY ROOM - low level wc, wash hand basin, storage cupboard, tiled walls, PVC panelled ceiling with spotlights, heated towel rail



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LOUNGE - 5.0 x 3.6 metres

The original main reception room, situated to the front of the property with Cavalio flooring, a central wood burner, spotlights to ceiling, dual aspect windows

Rear LOUNGE / TV ROOM - 3.9 x 3.7 metres

Cavalio flooring, spotlights to ceiling



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L-Shaped FAMILY ROOM - 3.6 x 2.7 plus 6.7 x 3.9 metres
Porcelain tiled floor, perimeter heating, Bi-folding patio doors leading out
the fabulous rear garden, spotlights to the ceiling



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KITCHEN - 7.2 x 4.2 metres

A fabulous, high quality modern fitted kitchen with 1 ½ bowl sink unit, Corian worktops, central island workstation with 5 ring induction hob and breakfast bar, integrated 'Neff' appliances including 2 ovens, microwave, steam oven, tall larder fridge and dishwasher with an additional under-counter fridge and freezer, porcelain tiled floor, opening through to the Family Room.

UTILITY ROOM - 2.5 x 1.5 metres

Single drainer, stainless steel sink unit, range of wall and base units, plumbing for automatic washing machine and dryer, access into the garage



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First Floor

LANDING

A spacious, L-shaped landing area

MASTER BEDROOM - 6.4 x 4.0 metres

A wonderful, spacious master bedroom, enjoying wonderful views over the rear garden, range of quality fitted wardrobes and bedroom furniture

EN-SUITE SHOWER ROOM - 3.0 x 1.7 metres

Shower cubicle, wash hand basin, bidet, low level wc - quality suite in white, spotlights to ceiling, tiled walls, porcelain tiled floor



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BEDROOM TWO - 6.5 x 3.4 metres

A second, spacious double bedroom with spotlights to ceiling, pleasant views over the rear garden

EN-SUITE SHOWER ROOM - 2.2 x 1.45 metres

Shower cubicle, low level wc, wash hand basin, spotlights to ceiling, tiled floor - stunning suite in white

BEDROOM THREE - 6.5 x 3.4 metres (maximum)

Range of fitted wardrobes and bedroom furniture, spotlights to ceiling, pleasant views over the rear garden

EN-SUITE SHOWER ROOM - 2.9 x 1.5 metres

Shower cubicle, low level wc, wash hand basin - stunning suite in white, tiled walls, spotlights to ceiling, porcelain tiled floor



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BEDROOM FOUR - 3.6 x 3.1 metres

A fourth double bedroom, situated to the front of the property with a range of fitted wardrobes and bedroom furniture

BEDROOM FIVE / STUDY - 2.5 x 3.1 metres

A single bedroom, currently used as a home office with built in cupboard

Family BATHROOM - 3.6 x 2.6 metres (maximum)

Panelled bath, walk in shower/steam room, low level wc, 'His & Hers' wash hand basins

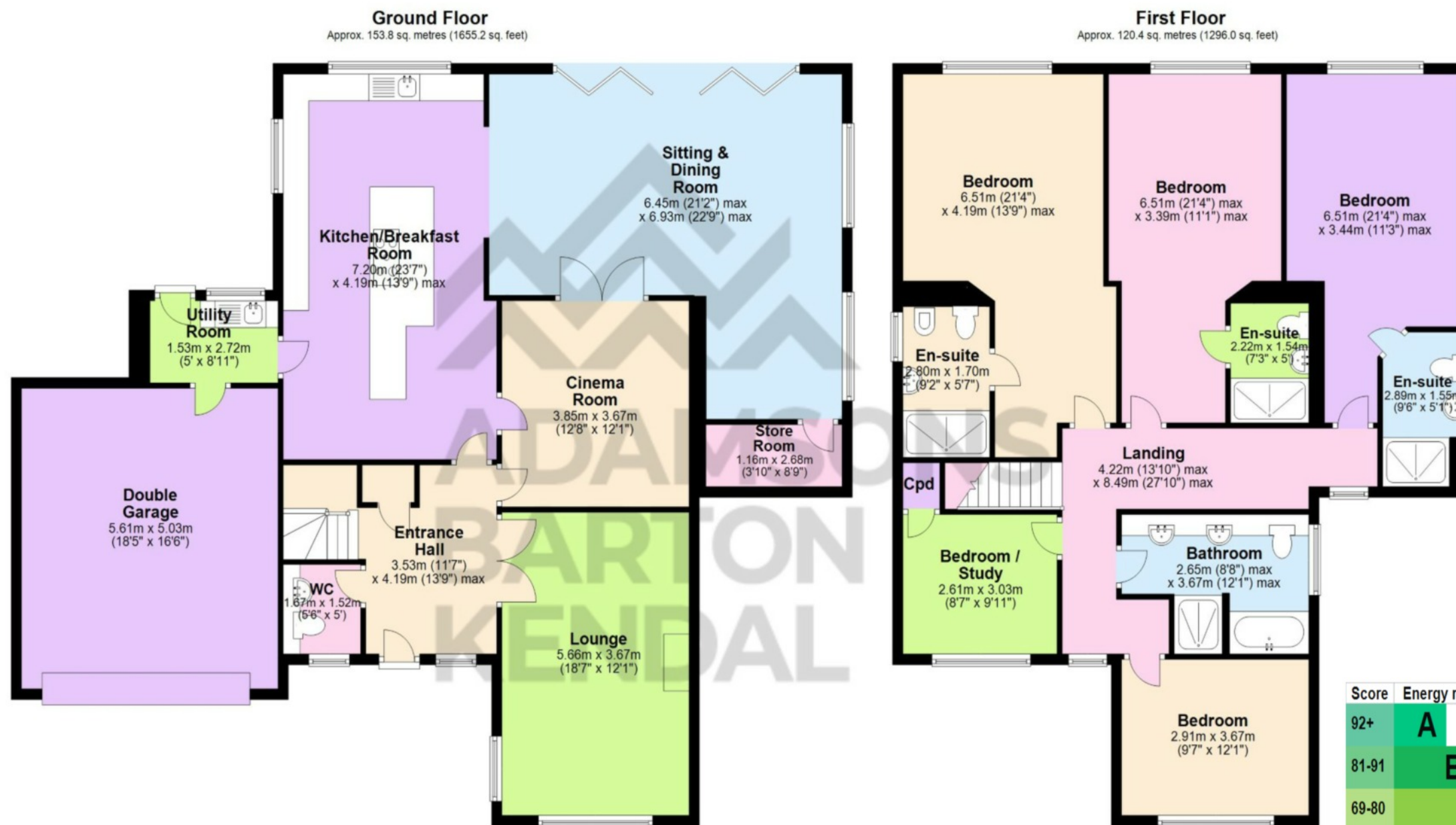


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Externally - There is a front garden and driveway providing off street parking, leading to a DOUBLE GARAGE with remote control operated up-and-over doors. The property is set in approximately 1/6th of an acre of wonderful landscaped gardens with the rear having a pond with timber bridge, well stocked borders, stone patio areas, timber sheds and there is also a small area to the rear which is utilised to grow vegetables. The gardens are truly magnificent and must be viewed to be appreciated.



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

Total area: approx. 274.2 sq. metres (2951.2 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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