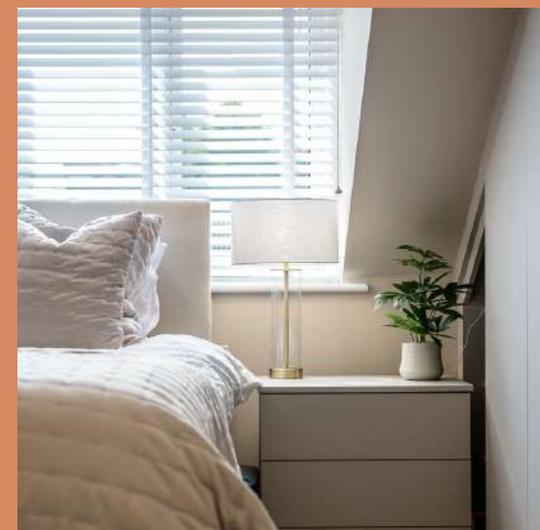


# TURTON ROAD

TOTTINGTON





## Turton Road

Set behind electric gates and emanating privacy upon arrival, flanked by verdant hedging, No. 129, Turton Road makes a striking first impression. A modern home made for entertaining, light, space and easy indoor-outdoor living flow at Turton Road.

Pull up along the block paved driveway and discover plenty of parking on the driveway to the front, before stepping up to the front door, which opens into the entrance hall.

# Welcome Home

Whitewashed walls and sleek grey tiles underfoot create a fresh, light-filled arrival. To the right, the utility room has been converted from the garage with laminate flooring underfoot and plenty of storage, alongside plumbing for a washing machine and dryer in the built-in cabinetry.

Across the entrance hall, plush neutral carpet features in the lounge, a spacious and bright room, where an enormous window to the front invites plenty of daylight in, framing views out over the hills. Spacious and serene, there's room for all the family here.





## Peaceful Places

Tucked peacefully off from the lounge is a quiet and calm office, the perfect place to work from home, with views out over the side of the home.

Returning to the lounge, discover an accessible ground floor bedroom, with space for a double bed, offering leafy views out to the trees to the side of the home. Fully tiled in neutral creamy tones, there is also a shower room ensuite furnished with wash basin and WC.

Also opening up from the lounge is the family-dining-kitchen, the sociable heart of the home. Gleaming tiles lie underfoot, with plenty of space to the left for a large dining table.



## Family Spaces

At the centre of the room, the sociable central island-breakfast bar gleams beneath the rose gold pendant lighting, which picks out sparkles and iridescence in the brown granite. Wide drawers run the length of the island, amplifying the exceptional storage capacity of this beautifully furnished culinary hub. Feast your eyes on the views out over the glorious, landscaped garden from the wide window above the sink.

Integrated bin storage features alongside a bank of built-in ovens, including steam oven, three conventional ovens and two warming drawers. Additional appliances include dishwasher, induction hob, extractor hood and American-style fridge freezer plumbed for ice.

After dinner, retire to the family room area, where the high vaulted ceiling with Velux windows amplifies the light, whilst windows and doors to two sides bring the outdoors in. Warmth emanates from the underfloor heating. Ideal as a playroom, reading room or breakfast room – this is a space for all the family.





## Sleep Soundly

Stairs lead up from the lounge to the first-floor landing, carpeted in neutral tones which harmonise with the fresh, white walls.

Muted warm tones dress the nursery on the right, where a wall of built-in wardrobes and dressing table provide plenty of storage, with additional eaves storage available. Spacious, calming and serene, this room can comfortably accommodate a double bed.

Directly across from the stairs, refresh and revive in the family bathroom, a luxurious space furnished with a large Jacuzzi bath, with shower wand attachment. Fully tiled in stone grey and buff tones, the bathroom also features a wash basin, WC and heated chrome towel radiator.



## Room For All

With verdant views out over to Greenmount and the distant hills, discover bedroom two towards the front of the home. A spacious and sunny guest bedroom, this spacious double features a comprehensive array of fitted wardrobes and drawers to one wall, decorated in calm, neutral tones. Above, there is access up to the loft.

Following the landing along, make your way right to find a third double bedroom, where oatmeal toned carpet flows underfoot. Emanating a more traditionally masculine feel, gloss grey wardrobes provide built-in storage, with a gaming desk/dressing table tucked to the side beneath the gentle slope of the roof line. Peaceful and private, a screen of evergreen to the front lends a sense of total seclusion to this bedroom.

Freshen up in the ensuite, furnished with shower, wash basin and WC. Tiling features to the walls, with wood-effect flooring underfoot.

Sanctuary awaits in the principal bedroom opposite, where storage is available within both the walk-in wardrobe and fitted wardrobes to three sides. Bathed in light from the large window above, there is plenty of space for a super-king-size bed. Neutral tones throughout ensure each room embodies a sense of quiet calm, whilst the underfloor heated, light-filled ensuite features a large shower, heated towel radiators, vanity unit wash basin, mirrored cabinet and WC.



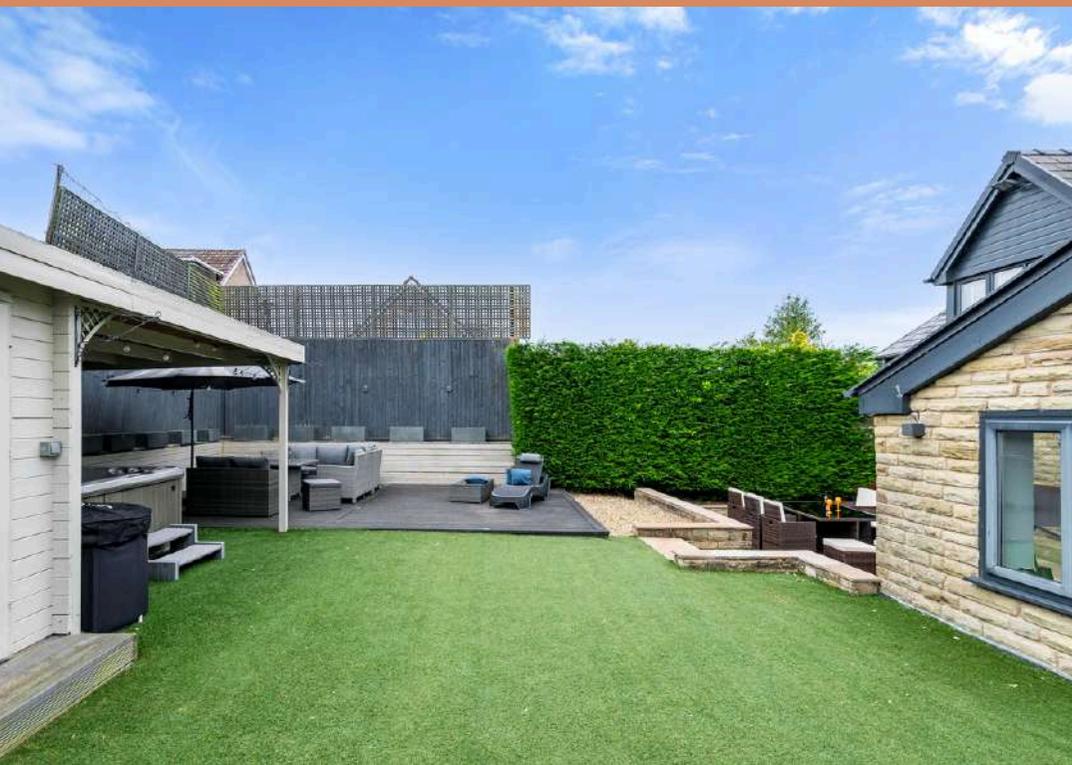


## Entertain Alfresco

Step outside from the family room onto the Indian stone terrace, a large patio perfect for alfresco dining. From here, steps lead up to a raised level of low maintenance astroturf, flat and ideal for children's ball games in every season.

To the right-hand side, adults can unwind on the composite decked seating area, whilst to the rear, a covered hot tub, ice bath and sauna promise spa-like serenity all year round. At the far end, a versatile garden room offers endless potential whether you envision a home bar, a gym, or a creative studio.

Whether it's summer garden parties or cosy nights in with friends, this is a home - and garden - that know how to host.



# Out & About

Perfectly positioned to enjoy the best of village life, 129 Turton Road places you in the heart of Tottington, where countryside charm and everyday convenience go hand in hand.

Lace up your walking boots and step into nature—right from your doorstep. Meander along the scenic Kirklees Trail, ideal for weekend walks, morning jogs or bike rides. Take in the fresh air across Two Brooks Valley, wander through Old Kays Park, or make your way across to Hawkshaw's open meadows, where a pub lunch and countryside views await.

When it comes to dining out, Tottington serves up a fantastic mix of family favourites and hidden gems. Enjoy authentic Italian fare at Carmelo's, sample Chinese cuisine from the local takeaway, or indulge in a perfectly cooked steak at Miller & Carter. Cap off the evening with cocktails at Stanley's of Tottington or a nightcap at The Pack Horse in Affetside or The Red Lion in Hawkshaw.

Local amenities are all within easy reach. You'll find everything from a Co-op, butchers, florist, dry cleaners, and Post Office to independent sandwich shops and cafés—perfect for a weekend treat or midweek errand.

Tottington is also well placed for families, with a selection of well-regarded schools including Tottington Primary School, Greenmount Primary School, and Hollymount RC Primary School. For early years care, Mulberry Bush Nursery is just a few minutes away.

Commuting is seamless too—with Bury Metrolink a ten-minute drive for easy access to Manchester, and Bromley Cross station offering direct rail links to the wider region.

Thoughtfully designed for modern family life, No. 129, Turton Road is a home that combines crisp, contemporary interiors with an all-weather, all-season garden sanctuary. With space to gather, room to retreat and luxury touches throughout, this is a home for those who love to entertain, relax and enjoy family life to the fullest.



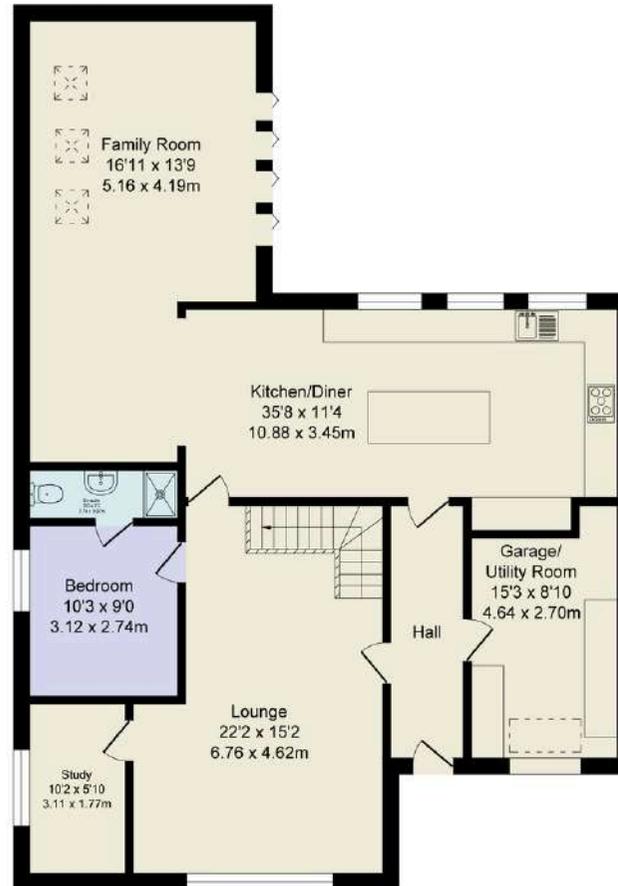
# The Finer Details

- Contemporary Detached Stone Home
- Five Double Bedrooms, Three with En-Suites
- Open Plan Kitchen / Family Room with Separate Lounge
- Electric Gated Entrance to Large Driveway for Several Vehicles
- Versatile Ground Floor Bedroom with En-Suite
- Dedicated Office Space and Utility
- Enclosed Garden with Patio and Decked Entertainment Areas with Hot Tub and Sauna
- Desirable Location of Tottington
- Bury Council Tax Band F
- Freehold

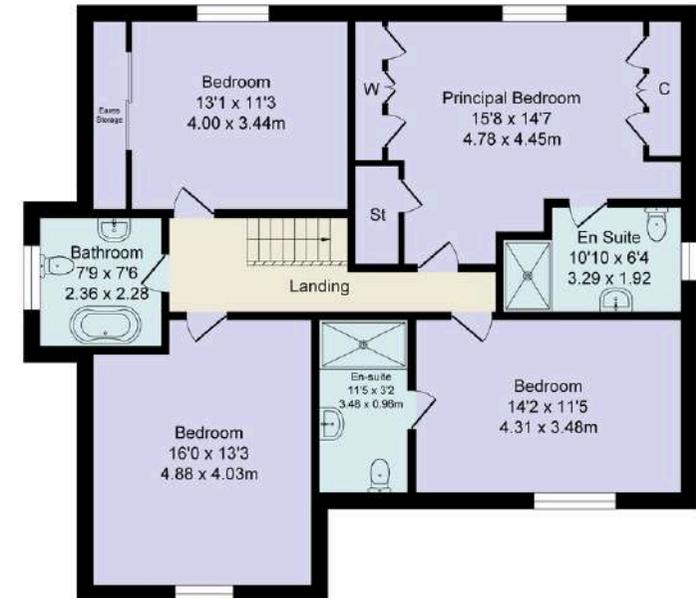
Total Approx. Floor Area 2439 Sq.ft. (226.6 Sq.M.)

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.

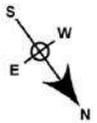
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor  
Approx. Floor Area 1353 Sq.Ft (125.7 Sq.M.)



First Floor  
Approx. Floor Area 1086 Sq.Ft (100.9 Sq.M.)



WAINWRIGHTS  
ESTATE AGENTS

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