



Lumbrook Close, Northowram, HX3 7UD
Northowram

Offers in the Region of
£785,000



Bedrooms: 5 | Bathrooms: 3 | Receptions: 2

Tucked away within an exclusive gated development of just four individually designed detached homes, this exceptional property offers a rare opportunity to acquire something truly special.

This property sits on a substantial plot and has an impressive entrance hall opening up to an open plan kitchen/dining/living area. There are four double bedrooms, one with a dressing room and an en-suite, a single bedroom, a private and enclosed large garden with lots of seating areas, one with a pergola, a summerhouse for those cooler days and ample space to relax with family or to entertain.

To the ground floor there is an entrance hallway which flows through to this open plan kitchen/dinning/living area. There is access to the living room, ground floor bathroom and office (could be used for a variety of purposes such as a snug/playroom or a further bedroom) and a useful under stairs storage cupboard. The kitchen is the hub of the home and has laminate flooring, hi-gloss cream matching wall and base units, a Belling range oven with a seven ring gas hob, an extractor and an inset sink. There is access to the PVCu conservatory, currently used as a dining room and has wonderful views out to the rear garden. The living area is spacious and an ideal place for family to gather.

A spacious living room with an inset wood burner on a stone hearth takes pride of place. Dual PVCu windows one to the front and one to the rear provide an abundance of natural light.

The carpeted staircase rises to the first floor with a PVCu window to side aspect.

There is a large master bedroom benefitting from a walk in dressing room and a luxury en-suite. A further three double bedrooms and a single bedroom are accessed from the landing and a luxury house bathroom.

To the rear of the property is a private and enclosed rear garden with a large lawn and an Indian stone patio area providing ample space for seating, one with a pergola.

There is a summerhouse (new roof) for those cooler days. Access down the side to the front of the property. To the front is a gated driveway leading to the property where you will find a lawn, parking for four cars, an integral double garage with an electric roller door and an EV charger.

Located in the popular residential location of Northowram and only a short drive to the M62 network which provides an easy commute to the nearby cities of Leeds and Manchester. This property immaculately presented and is ready-to-move-into. The true size and specification of this property can only be appreciated by internal viewing - book yours today!



Entrance Hallway

Enter the property via a composite door with privacy glass side panels into this open plan kitchen/living/dining area. Benefiting from under stairs storage. Access to the living room, ground floor bathroom and an office.

Kitchen/Living

Truly the hub of the home is this fabulous kitchen/dining/living space. The kitchen area has laminate flooring, hi-gloss cream matching wall and base, granite work-surfaces, dishwasher and an inset ceramic sink. There is a Belling range with a seven ring gas hob, an extractor and one free standing space for a fridge/freezer. A large island with a solid oak work-surface provides a breakfast bar for six people and further ample storage. A spacious seating area ensures the family can gather together or you can entertain in style. PVCu window to rear garden.

Living Room

This elegant living room offers a perfect blend of luxury and comfort, creating a welcoming space ideal for both relaxing and entertaining. At its heart, a charming wood-burning stove provides a striking focal point, bringing warmth and character to the room while enhancing its cosy atmosphere. Dual-aspect windows to both the front and rear allow natural light to flood the space throughout the day, creating a bright and airy environment while offering pleasant views and a strong connection to the surrounding setting. Beautifully balanced between sophistication and homely appeal, this impressive living room is designed for modern living with a timeless touch.

Conservatory

Accessed from the kitchen is the conservatory currently used as a dining area. PVCu windows provide wonderful views across the garden. PVCu doors lead out to the patio areas.

Utility

A useful utility with vinyl flooring, base units, wood work-surfaces, tiled splash-back, a washing machine, a stainless steel sink and drainer underneath a PVCu window overlooking the rear garden. Benefitting from ample storage and a useful cloak cupboard. PVCu door leads out to the rear garden and there is an integral door to the garage.

Ground Floor Bathroom

A fully tiled ground floor bathroom comprising of: a concealed cistern WC, an inset sink with vanity unit and electric shower cubicle with glass sliding door. Benefitting from a large storage unit and PVCu privacy window to side.





Office

To the front of the property is a spacious room which is currently used as an office, but could be used for a variety of purposes (a snug, a playroom or a ground floor bedroom)

Landing

An impressive landing space, with carpeted stairs rise that rise to the first floor accommodation. A PVCu window to side aspect. Access to all bedrooms and house bathroom.

Master Bedroom

The master bedroom offers true luxury and is thoughtfully designed to offer that privacy from the rest of the house. A standout feature is this spacious walk-in dressing room, providing ample organised storage space. There is a PVCu window to the both the front and rear allowing plenty of natural light to flow through. The en-suite leads off the dressing room.

En-Suite

This beautifully appointed en-suite bathroom has been designed with both style and comfort in mind, offering a luxurious, spa like retreat. Partially tiled throughout, this spaces exudes a sleek and contemporary finish, complemented by high quality fixtures and fittings. A generous walk-in-shower provides a refreshing and practical feature, while the sumptuous bath invites you to unwind in complete relaxation. The suite is complimented by a stylish wash basin and WC, all thoughtfully arranged to maximize both space and functionality. There are two PVCu privacy windows to the rear elevation.

Bedroom Two

A double bedroom with PVCu window to rear and having splendid views.

Bedroom Three

A second double bedroom with oak beams. PVCu window to rear and splendid views

Bedroom Four

A spacious double bedroom with fitted wardrobes. PVCu window to rear again with splendid views

Bedroom Five

A single bedroom with PVCu window to front aspect.





House Bathroom

This stylish bathroom is thoughtfully designed to combine contemporary aesthetics with everyday practicality. A striking feature tiled floor adds character and visual interest, perfectly complementing the clean, modern finishes throughout. The space offers both a generous walk-in shower and a well-appointed bath, providing flexibility for both quick routines and more relaxing moments. A sleek wash basin and WC are set against partially tiled walls, creating a balanced and elegant look. Completing the room is a modern style radiator, adding both warmth and a refined finishing touch to this well-presented and inviting space.

Exterior

To the rear of the property is a large private and enclosed garden with a lawn and an Indian stone patio area. This garden enjoys many different seating areas, one with a pergola. There is a summerhouse (newly fitted roof) ideal for those cooler days. Benefitting from a pizza oven and a composite shed providing extra storage. This exclusive development has a gated entrance, a lawn to the front and a tarmac driveway leading to the property with parking for four cars, a double garage with an electric rolling door and an EV charger.

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