



41 Premier Way, Bury
£450,000

Miller Metcalfe
Every step of the way

41 Premier Way

Bury

Situated in a fantastic position at the very end of a peaceful cul-de-sac, within an exclusive enclave of just five properties, this impressive four-bedroom detached home offers modern living, generous proportions and an ideal setting for family life.

Built by Bellway in 2023, the property benefits from the reassurance of the remaining 10-year NHBC warranty and is offered to the market as a freehold home. Further benefits include **EV charging and a large detached garage**, adding practicality and convenience to this superb family property.

Upon entering, you are welcomed by an inviting entrance hall leading to a spacious living room, beautifully complemented by a feature bay window that floods the room with natural light. The heart of the home is undoubtedly the large, open-plan kitchen/dining room, providing the perfect space for everyday family life and entertaining guests alike. Stunning Karndean flooring runs throughout this impressive space, creating a stylish and contemporary finish. Further ground-floor benefits include a separate utility room and a convenient downstairs WC.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom, making this an ideal home for growing families.

Outside, the beautifully landscaped rear garden provides a wonderful space to relax, entertain and enjoy the warmer months. A superb pergola creates an attractive focal point, with the garden thoughtfully geared up for a hot tub, offering the potential for the ultimate outdoor retreat. The large detached garage provides valuable additional storage or parking options, while the EV charging point is a fantastic modern addition for electric vehicle owners.

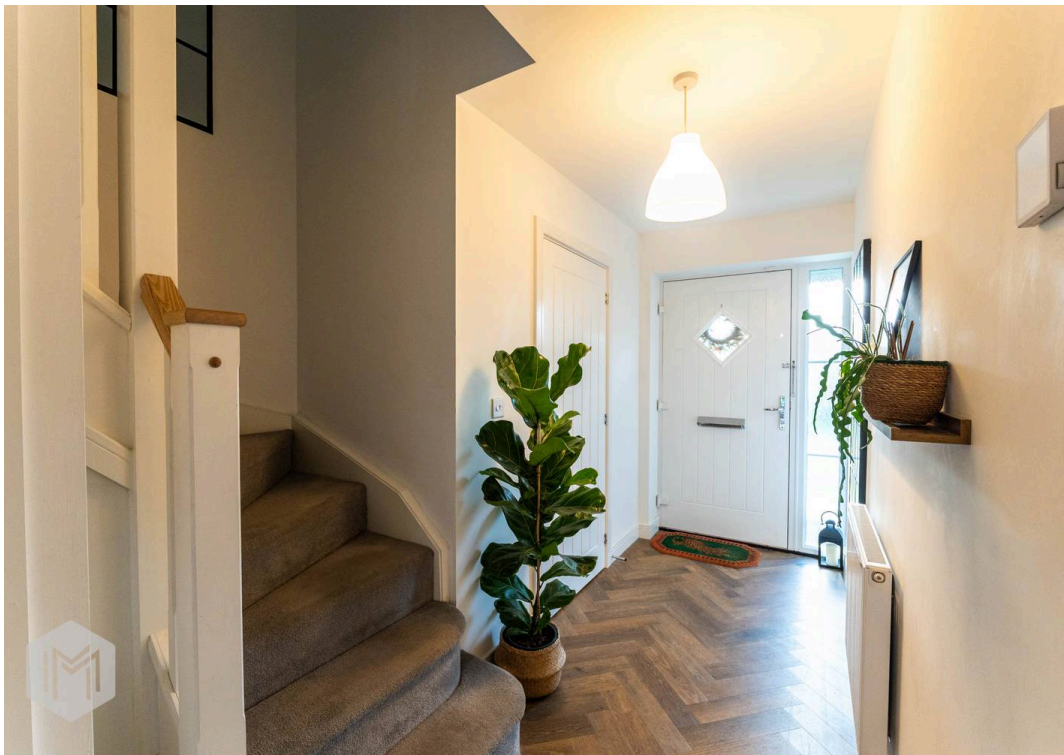
The location is equally appealing, with fantastic local schools nearby, including The Elton High School, alongside amenities and facilities to suit the needs of a busy family.

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

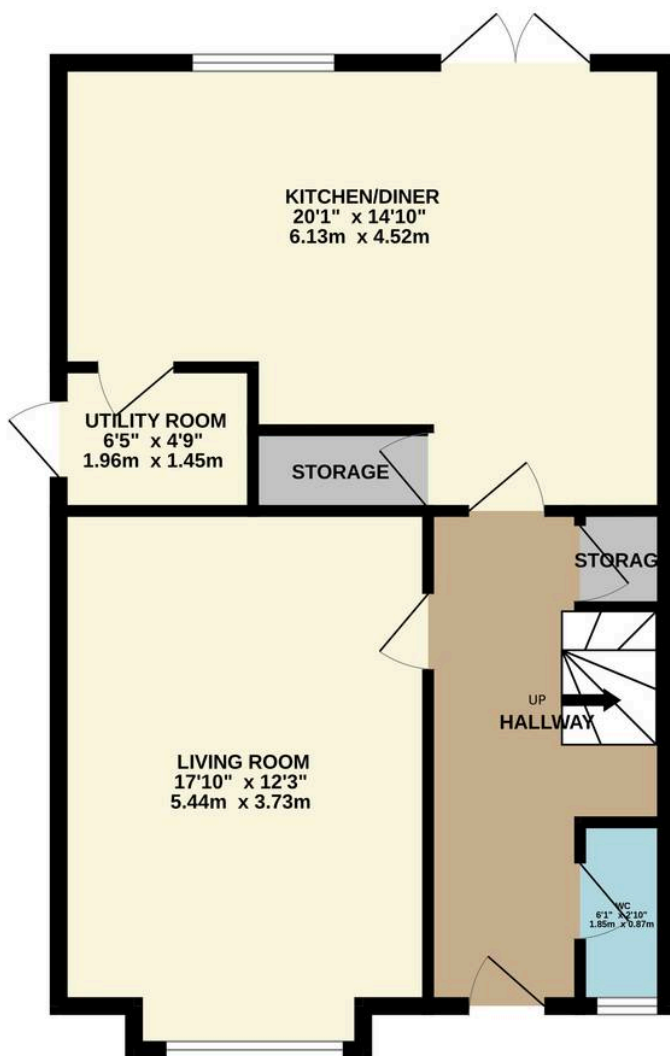




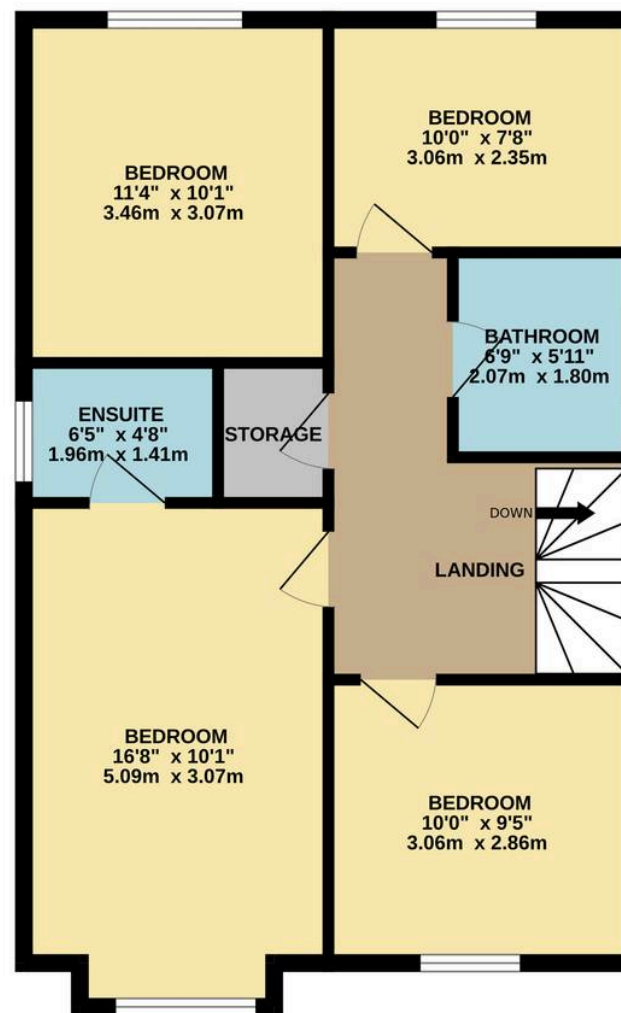




GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
638 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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