



Avallon Close

TOTTINGTON



A Welcome Arrival

At the foot of a peaceful cul-de-sac, where the road quietens and the world seems to slow its pace, block paving sweeps across the front of the property in a wide, generous apron before continuing in a full-length driveway down the side toward the garage. The space offers room enough for family cars and visitors alike without a second thought. It's a blank canvas of an approach; ready for pots of lavender and clipped little trees to soften the welcome, or just as happy left crisp and low maintenance.



Through The Looking Glass

The front door is fully glazed, its diamond-patterned glass catching the light before it even opens.

Step through and the porch unfolds; exposed brick walls lend a touch of texture and warmth, while soft carpet underfoot makes the whole space feel instantly inviting. It's a neutral, sunlit spot, the kind of in-between room that seems to exist purely to let the outside world settle before stepping further in.

A part-glazed inner door continues the theme, opening at last into the entrance hallway, where the real story of the home begins.



Homely Delights

Turn left through double doors and the cream carpet flows onward, carrying the way into a lounge that feels expansive and unhurried, the sort of room where afternoons seem to stretch a little longer than they should. A generous window at the far end frames the front of the property and floods the room with light, while double patio doors along the side open the space further still, drawing in the garden beyond. Calm, neutral, and endlessly adaptable, this is a room built around whoever's in it.





Entertain in Style

The story continues underfoot on laminate flooring, into a kitchen with cupboard space to spare. An electric hob sits above an oven and grill, an extractor overhead, and beneath the window a stainless-steel sink looks out over the garden. Cabinetry wraps around to house a plumbed space for the washing machine and a dishwasher, all folded into an abundance of storage, with room at the end of the worktop for a full-height fridge freezer. A door at the far end opens straight onto the driveway, the kind of everyday convenience that makes the weekly shop feel almost effortless.



Versatile Spaces

Patio doors lead through into a traditional conservatory, glazed the whole way around in honey oak tones, wrapping its occupants in garden views whatever the season. From here, the outlook stretches out across open fields and farmland beyond, uninterrupted, ever-changing, and quietly spectacular. A further set of patio doors opens directly onto the rear garden, blurring the line between indoors and out.





And So To Sleep...

Returning through the lounge to the hallway, a storage cupboard waits for toiletries and cleaning supplies, allowing small, everyday provisions to be tucked out of sight.

To the right, beside the entrance, a single bedroom at the front of the home enjoys a large window and a steady wash of natural light throughout the day. Neutrally decorated and spacious, it comes with a built-in wardrobe for extra storage, leaving the room free to become whatever its occupant might need; a peaceful place to rest, a study filled with morning light, or a guest room ready to welcome visitors with open arms.

Next door, the principal bedroom offers plenty of space for a double bed and more, room enough to stretch out and make the space entirely one's own. Fitted wardrobes run the length of one wall, their feature mirrors catching and multiplying the light that spills in through a window overlooking the rear garden, so that the room always seems to hold a little more brightness than expected. Underfoot, the same soft neutral carpet continues the story of calm that runs like a thread through the whole home, tying every room together in quiet, understated comfort.



A Calming Retreat

At the end of the hallway, a walk-in shower room is fully tiled in white, complete with shower panelling and a fitted seat, alongside a WC, mirrored cabinet, a sink, and a radiator. In here, natural light bounces easily off every surface, keeping the space feeling bright and fresh.



Outdoor Oasis

Stepping out from the kitchen onto a neat patio, the paving curves round to trace a full circle around the lawn, past the conservatory and back again. Apple trees are scattered here and there, and the views stretch, uninterrupted, toward the neighbouring fields, home to a smallholding and its grazing cattle, a scene that changes gently with the seasons. Mature shrubs and well-stocked borders wrap the garden in privacy, with no overlooking neighbours, while a side patio off the lounge waits patiently for a dining set and long summer evenings.

At the end of the driveway stands a substantial garage with a pitched roof, offering the kind of blank potential that invites imagination. Extra storage, a workshop, a hobby room, or simply a very good place to keep the car.





Out & About

Situated on the peaceful Avallon Close, this detached bungalow enjoys a wonderful position within one of Tottington's most established residential neighbourhoods. Combining a quiet setting with excellent amenities and beautiful countryside close by, it's a location that offers a relaxed pace of life without compromising on convenience.

The village centre is just a short distance away, where you'll find everything needed for day-to-day living. Tottington's welcoming high street is home to a Co-op, Tesco Express, traditional butcher, GP surgery, pharmacy, florist, cafés, hairdressers and a variety of independent shops, all contributing to the strong sense of community that makes the village so popular.

For those who enjoy dining out, Tottington offers an excellent choice. Carmelo's continues to be a firm local favourite for authentic Italian cuisine, while Stanley's of Tottington provides contemporary dining in stylish surroundings. Bilardi's Bar is ideal for catching up over drinks, and local favourites including Asha and China Rose are perfect for evenings at home. Just a short drive away, Ramsbottom opens up an even wider selection of award-winning restaurants, artisan cafés and independent bars.

Outdoor enthusiasts are exceptionally well catered for. The nearby Kirklees Trail provides miles of traffic-free walking and cycling, while Two Brooks Valley, Old Kay's Park and Holcombe Hill offer beautiful scenery throughout the seasons. Burrs Country Park is also within easy reach, with riverside walks, open green spaces and plenty of wildlife to enjoy.

An active lifestyle is easy to maintain, with Tottington St John's Cricket Club, Greenmount Cricket Club, Greenmount Golf Club and Holcombe Brook Sports & Tennis Club all close by.

Families benefit from a choice of highly regarded schools, including Tottington Primary School, Christ Church CE Primary School, St Anne's CE Academy and Tottington High School, while commuters enjoy excellent links to Bury, the M66 and the Metrolink into Manchester.

Blending village charm, excellent amenities and beautiful countryside, Avallon Close offers a lifestyle that's peaceful, practical and perfectly placed to enjoy everything Tottington has to offer.



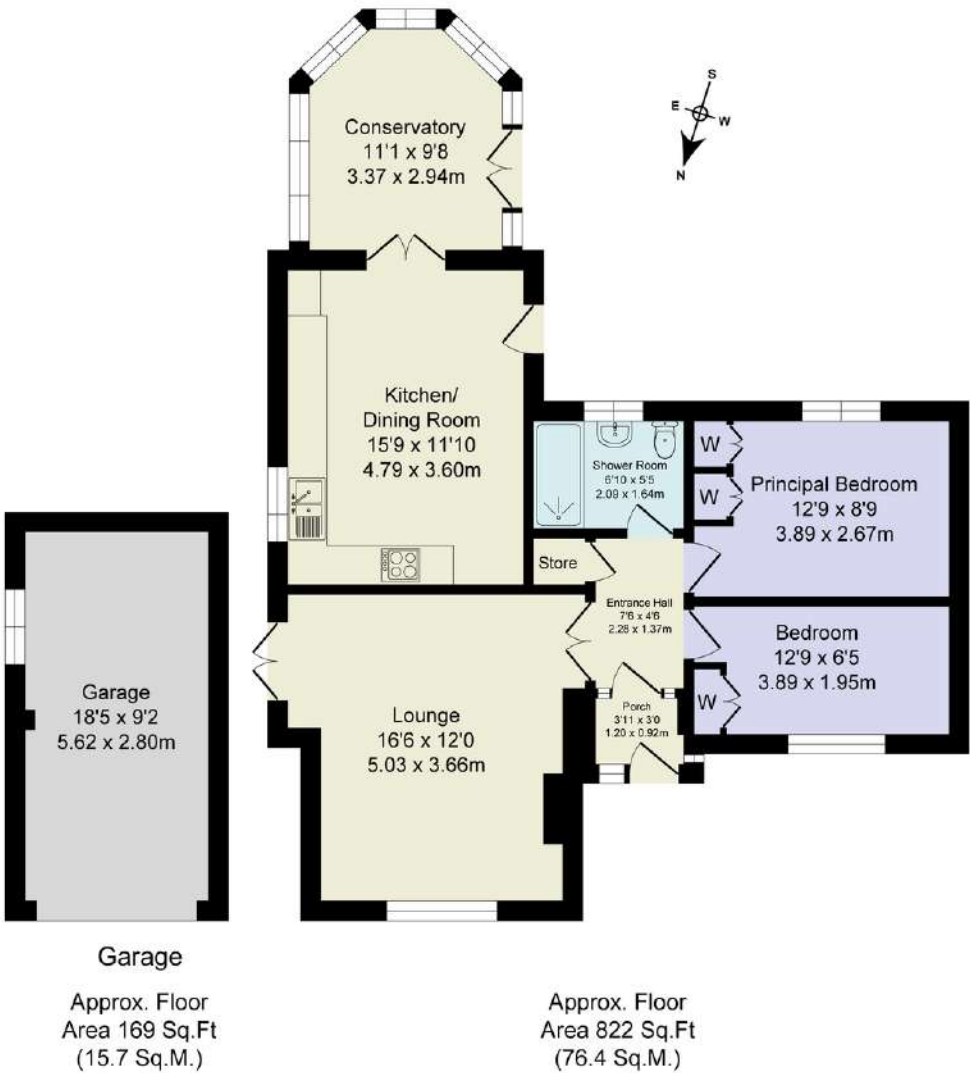
The Finer Details

- Detached Two Double Bedroom Bungalow
- Spacious, Light-Filled Lounge with Patio Door Access
- Charming Conservatory Overlooking the Garden & Fields Beyond
- Well-Equipped Kitchen with Excellent Storage & Garden Views
- Generous Driveway Providing Ample Off-Road Parking
- Substantial Detached Garage with Excellent Potential for Storage or Workshop Use
- Low Maintenance, South-Facing Garden with Open Countryside Views
- Peaceful Cul-de-Sac Setting in the Heart of Tottington
- Bury Council Tax Band C
- Freehold

Total Approx. Floor Area 991 Sq.ft. (92.1 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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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