

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## The Drive, Bury, BL9 5DG

### Offers Over £800,000

A DELUXE FAMILY HOME

Nestled in the sought-after location of The Drive, Bury, this exceptional detached house has undergone a remarkable transformation. Fully renovated and rebuilt from the ground up, this property boasts a high-spec finish that is truly one of a kind. Every detail has been meticulously considered, resulting in a home that exudes both character and charm.

With four generously sized double bedrooms and four bathrooms, this residence offers ample space for families of all sizes. The internal layout flows seamlessly, featuring two to three inviting reception rooms that provide versatile living options. The open-plan kitchen is fitted with high-quality appliances, making it a delightful space for both cooking and entertaining.

The property is not only impressive indoors but also offers an abundance of outdoor space, perfect for enjoying the fresh air and hosting gatherings. With ample off-road parking, attached garage, car port and a rear garden that is not overlooked, privacy and convenience are assured.

This luxurious home is a true credit to its current owners, showcasing enviable unique features and a finish that is rarely seen in the market. It is the perfect family home for any potential buyer seeking a high-standard property that is ready to move straight into. Do not miss the opportunity to make this exquisite residence your own.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

# The Drive, Bury, BL9 5DG

Offers Over £800,000



- An Outstanding Detached Garage
- Immaculate Presentation And A High Quality Finish
- Two Driveways
- Council Tax Band E
- Four Double Bedrooms And Three Bathrooms
- Luxury Family Home
- Tenure Freehold
- Fully Updated Throughout To The Highest Standard
- Sought After Location
- EPC Rating C

## Ground Floor

### Entrance

UPVC double glazed French doors to the porch.

### Porch

5'3 x 2'11 (1.60m x 0.89m)

Encaustic tiled flooring, hardwood, frosted, leaded single glazed stain glass door to the Hallway.

### Hallway

21 x 17'4 (6.40m x 5.28m)

Under floor heating, spotlights, smoke alarm, stain glass double glazed, double sized feature skylight with downlights, tiled flooring, open to the kitchen diner, double single glazed doors to Reception Room One, open to Reception Room Two, Open to the Kitchen Diner, doors to the Utility Room and Garage.

### Reception Room One

14'8 x 11'9 (4.47m x 3.58m)

UPVC double glazed bow window, underfloor heating, television point, electric blackout blinds, projector and dropdown screen.

### Kitchen Diner

31'11 x 20'4 (9.73m x 6.20m)

UPVC double glazed bow window with electric blackout blinds, underfloor heating, a range of high glossed wall and base units, Corian surfaces, composite one and a half sink and drainer with a high spout mixer tap, two integrated electric high rise Neff ovens, integrated electric Neff combination microwave and steamer, five ring Neff induction hob and a one ring CDA gas hob, integrated fridge, freezer and dishwasher, integrated CDA beer pump and wine cooler, spotlights, pendant lighting, smoke alarm, tiled flooring, UPVC double glazed frosted door to the side, UPVC double glazed bi-folding doors to the rear.

### Utility Room

7'11 x 5;2 (2.41m x 1.52m;0.61m)

UPVC double glazed window, underfloor heating, a two piece suite comprising of a dual flush WC, vanity top wash basin with a waterfall mixer tap, dual flush WC, plumbing for a washing machine and dryer, extractor fan, tiled flooring.

### Reception Room Two

21 x 11'11 (6.40m x 3.63m)

Two UPVC double glazed windows, underfloor heating, spotlights, smoke alarm, pelmet lighting, television point, integrated sound system, UPVC double glazed bi-folding doors to the rear.

## Garage

21 x 11'8 (6.40m x 3.56m)

Power, lighting, electric garage door.

## First Floor

### Landing

21'11 x 20'10 (6.68m x 6.35m)

Oak staircase, two UPVC double glazed leaded windows, hardwood single glazed feature wall windows into bedroom three and bedroom four, loft access, smoke alarm, integrated linen cupboard, doors to four bedrooms and bathroom.

### Bedroom One

17'2 x 16'2 (5.23m x 4.93m)

Underfloor heating, television point, fitted wardrobes, doors to the en suite and walk in wardrobes, UPVC double glazed door.

### En Suite

9'3 x 6'2 (2.82m x 1.88m)

UPVC double glazed frosted window, a chrome heated towel rail, a four piece suite comprising of a dual flush WC, two vanity top wash basins with mixer taps, double direct feed rainfall shower enclosure and rinse head, spotlights, extractor fan, tiled elevations, tiled flooring. Under floor heating.

### Walk In Wardrobe

8 x 7'9 (2.44m x 2.36m )

Sensor spotlights.

### Bedroom Two

14 x 12'7 (4.27m x 3.84m)

UPVC double glazed window, underfloor heating, television point, door to the en suite, electric blackout blinds.

### En Suite

7'8 x 5'5 (2.34m x 1.65m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, direct feed rainfall shower enclosure with rinse head, vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan, tiled flooring, Under floor heating.

### Bedroom Three

12 x 11'11 (3.66m x 3.63m)

UPVC double glazed windows, underfloor heating, electric blackout blinds on windows and partitioning glass walls.

## Bedroom Four

11'7 x 10'4 (3.53m x 3.15m)

UPVC double glazed window, underfloor heating, electric blackout blinds on windows and partitioning glass walls.

## Bathroom

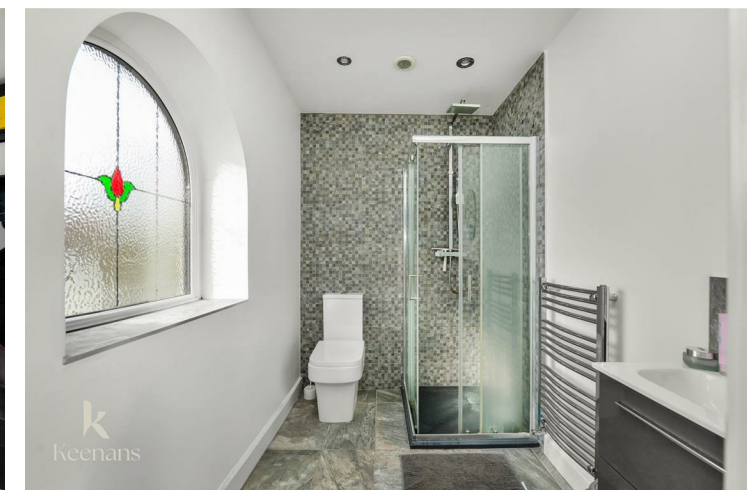
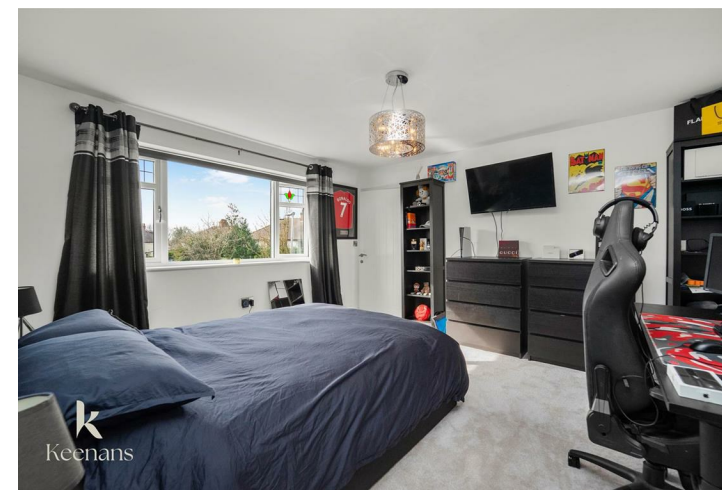
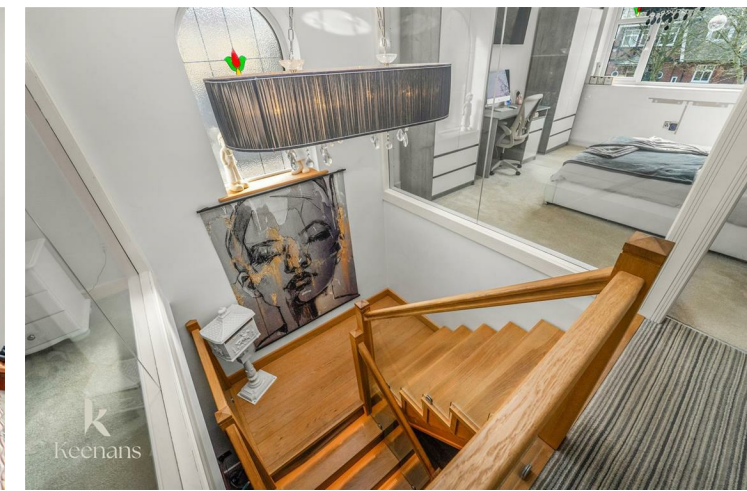
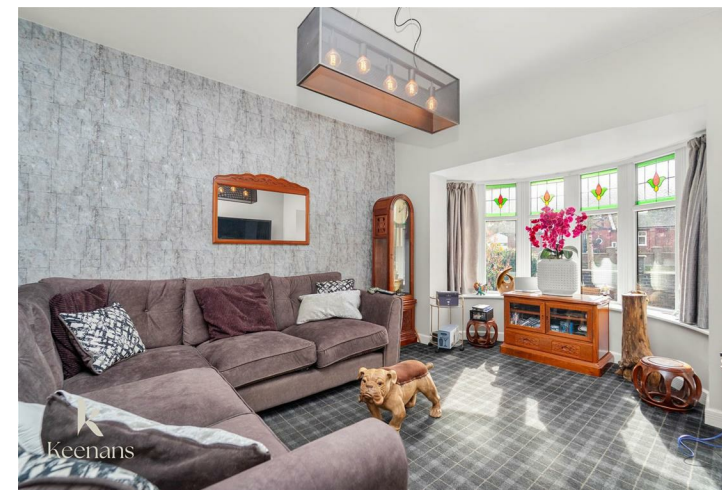
9'4 x 8'10 (2.84m x 2.69m)

UPVC double glazed frosted window, heated towel rail, a four piece suite comprising of a vanity top wash basin with mixer tap, flush WC, panelled bath with mixer tap and rinse head, double direct feed rainfall walk in shower with rinse head, tiled elevations, spotlights, extractor fan, tiled flooring. Under floor heating.

## External

### Front

Two block paved driveways, courtyard, car port and access to the garage.



Tel: 01617510340

www.keenans-estateagents.co.uk