



KINGSBURY CLOSE

TOTTINGTON



Tucked away in a sought-after location, this property offers an exceptional family home that seamlessly combines contemporary style with practical living spaces. With its thoughtful layout and beautifully designed rooms, Kingsbury Close invites you to enjoy a lifestyle of comfort, natural light, and spaciousness.

FIRST IMPRESSIONS

Tucked away on a quiet cul-de-sac, pull up on the double driveway, providing ample space for parking. Step through into the tiled entrance hallway which is both welcoming and practical, with convenient storage space to keep shoes and coats neatly tucked away. Passing the staircase, a stylish downstairs WC features mustard-coloured walls, and striking feature wallpaper, adding a touch of personality and flair to the space.



A LIGHT-FILLED RETREAT

To the left of the hallway is the lounge, where the grey carpet underfoot creates a soft, neutral backdrop to the room. The large bay window, with plantation shutters, fills the room with natural light, enhancing the sense of openness. The high ceilings and central light further elevate the room's sense of space. The gas fireplace serves as a cosy focal point, offering both warmth and charm. There is plenty of room for comfortable seating and entertainment, making this an ideal space to relax or entertain guests.





OPEN PLAN LIVING

Step through to the heart of this home: the open-plan kitchen and dining area. This space is beautifully designed with tiles underfoot and a fresh, neutral colour palette, with a standout green feature wall adding a touch of colour.

The kitchen is equipped with high spec amenities, including a granite worktop, Belfast-style sink, and wine cooler, all perfect for culinary enthusiasts. The built-in appliances, including a four-burner gas hob, oven, grill, and microwave, ensure that this space is as functional as it is stylish. A free-standing fridge and dishwasher, along with ample cupboard storage, complete the space.

The kitchen-dining area flows seamlessly into a spacious family area, perfect for gatherings, complete with double windows that frame the verdant garden views, bringing nature indoors and filling the room with light. Patio doors provide access to enjoy the tranquil garden.



FLEXIBLE SPACES

Beyond the kitchen, a door leads to the garage area, where functionality continues. A separate door provides direct access to the garden, making it easy to transition between the indoors and outdoors. The garage accommodates the boiler and a practical utility area complete with washer and dryer, as well as a handy sink.

The second half of the garage is currently serves as a home gym but still retains space for vehicle storage with an up-and-over electric garage door, offering a versatile area that can be adapted to suit your individual requirements.





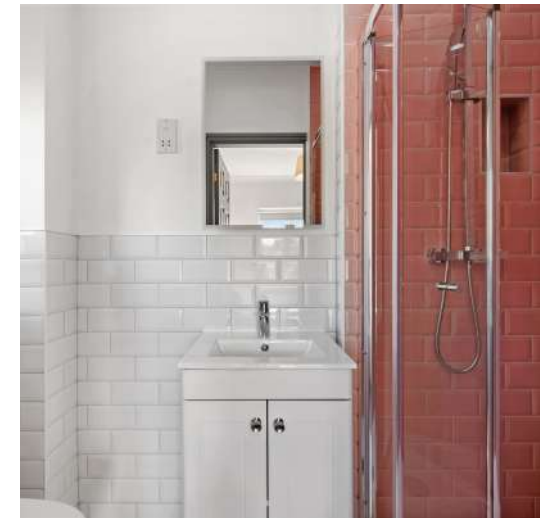
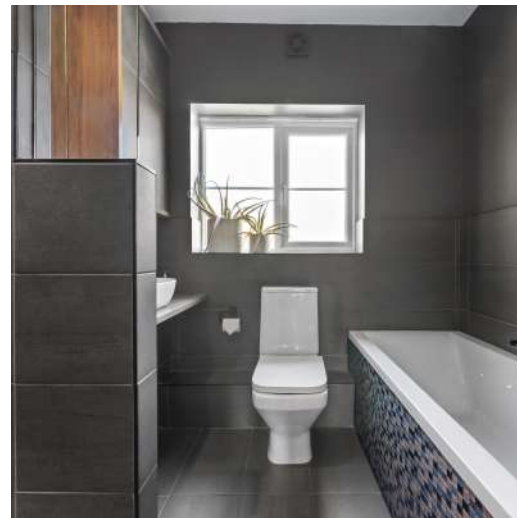
BEDROOMS WITH STYLE AND SERENITY

Taking the stairs to the first floor, you are greeted with soft grey carpet underfoot. From the landing the first room on the right is a generous double bedroom, currently set up as a nursery, with a stylish dark blue feature wall and a built-in wardrobe. The room enjoys views to the front of the property, offering a serene outlook. Opposite, a bedroom currently serving as a home office, with similar built-in storage, overlooks the private rear garden, providing a peaceful and inspiring work environment.

Along the first floor, to the left of the stairs, the bathroom presents a spa-like atmosphere, with deep, neutral hexagon tiles and black accessories, creating a contemporary and soothing vibe. The bath is complemented by a black shower tray and a floating sink with a stylish vanity unit. The sleek design, along with the pocket door maximises space, making this bathroom both functional and elegant.

A smaller room adjacent to the bathroom is currently used as a home office but has the potential to serve as a bedroom or walk-in wardrobe, offering ample built-in storage.

The principal bedroom is the highlight of this floor, a spacious double bedroom, with a window framed by a blossom tree in full bloom, and an en-suite bathroom. The en-suite features metro tiles in white, with a contemporary pink accent in the shower, complete with a mains-powered drench showerhead and wand. A vanity unit with spotlights above completes this chic and well-appointed space.





PRIVATE SANCTUARY

The second floor offers a true sanctuary. To the right is a space with neutral, soft-toned walls and deep built-in wardrobes creating a calming atmosphere, with large windows overlooking the front of the property.

Across the landing, a feature green wall adds depth and character to the spacious bedroom. The built-in wardrobes provide abundant storage, ensuring a clutter-free environment.

The en-suite bathroom continues the luxurious feel with its light turquoise accents, anthracite grey towel radiator, and backlit mirror. The shower area features marble-effect tiles and black accessories, creating a sophisticated and relaxing space for unwinding at the end of the day.



OUTDOOR OASIS

A flagged patio area outside, bordered by mature shrubs, provides a private, tranquil spot for dining or simply enjoying the outdoors. A well-maintained lawn with the choice of multiple seating areas creates a peaceful garden retreat. The garden's tranquil atmosphere invites moments of reflection, whether sipping coffee in the morning light or enjoying the evening breeze beneath the blossom trees.





OUT & ABOUT

Enjoy the serenity of a peaceful, rural setting without sacrificing convenience, thanks to this home's enviable position on the edge of town and country.

Step out and embrace the outdoors, with scenic walks right on your doorstep. Take a leisurely stroll through nearby Burrs Country Park, a beautifully maintained Green Flag award-winning space along the River Irwell, offering wetlands, woodlands and open meadows—perfect for walking the dog or a weekend picnic. Alternatively, follow the Kirklees Trail for a more extended walk or cycle through Tottington's leafy, former railway lines.

Everyday essentials are within easy reach. You'll find a Tesco Express, ASDA on the Move with a Subway, and Mace with Post Office facilities all nearby. For local treats, stop by All Bloomin Things for fresh flowers or enjoy a hot sandwich and cake from Ernills Bakery. Takeaway options abound too, from Brandlesholme Chippy to China Express for a cosy night in.

Families are exceptionally well catered for with a selection of reputable local schools, including Woodbank Primary School and Nursery, Old Hall Primary School, and Our Lady of Lourdes RC Primary School, all just a short drive or walk away. Bury Grammar School, one of the area's most prestigious institutions, is also easily accessible. For family-friendly fun or a treat after school, Jersey Girls is a local favourite for ice cream, while nearby The Brown Cow at Burrs Country Park serves hearty Sunday lunches and a welcoming atmosphere—often accompanied by live music. Just a little further afield, The Garsdale in Brandlesholme offers a traditional pub setting with a popular beer garden to enjoy on sunny afternoons.

You'll also find useful amenities close by, including a pharmacy, barbers, and Woodbank Medical Centre, ensuring healthcare and daily needs are never far away.

With quick access to the M66 and A56, and the Bury Metrolink just ten minutes' drive away, commuting to Manchester, Bolton, Bury, Burnley, and Blackburn couldn't be easier. Whether you're looking for the calm of countryside living or the energy of urban connections, this location offers the very best of both.



THE FINER DETAILS

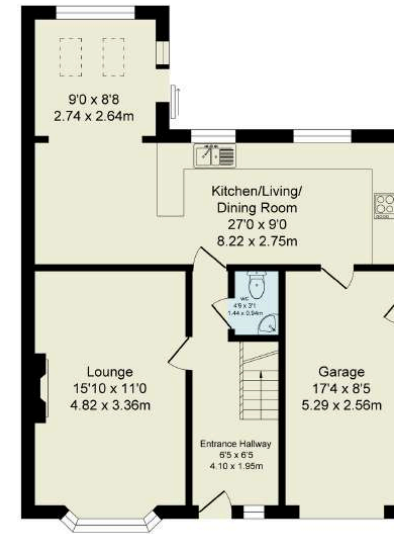
- Exquisite Detached Home
- Six Bedrooms including Two Ensuites
- Open Plan Kitchen, Dining, Sun Room
- Patio Doors to Garden with Several Seating Areas
- Integral Garage with Electric Door
- Conveniently Located near Excellent Schools, Scenic Walks and Commuter Links
- Leasehold 978 Years Remaining Ground Rent £100pa
- Bury Council Tax Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Kingsbury Close, Tottington

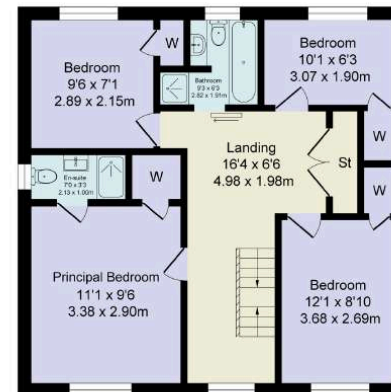
Total Approx. Floor Area 1878 Sq.ft. (174.5 Sq.M.)

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.



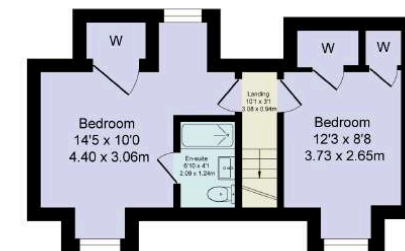
Ground Floor

Approx. Floor
Area 813 Sq.Ft
(75.5 Sq.M.)



First Floor

Approx. Floor
Area 724 Sq.Ft
(67.3 Sq.M.)



Second Floor

Approx. Floor
Area 341 Sq.Ft
(31.7 Sq.M.)

WAINWRIGHTS

ESTATE AGENTS

To view Kingsbury Close,
Call 01204 773556 or email sales@wainwrightshomes.com