







ADAMSONS
BARTON
KENDAL

Heather Lea Close
Heywood OL10 2QT
OFFERS INVITED IN THE REGION OF £550,000

Adamsons Barton Kendal are privileged to present this exceptional and truly unique five bedroom detached eco home, forming part of an exclusive gated development of just four bespoke properties in the heart of Hopwood. This private four-plot development benefits from its own road leading to electronic security gates, offering both privacy and prestige. Ideally positioned within easy reach of excellent local amenities including parks, open spaces, library and sports facilities, and perfectly placed for access to the M62 and M60 motorways, the property is also within walking distance of Siddal Moor Sports College and Hopwood Community Primary School.

Designed to an incredibly high specification throughout, this contemporary home boasts superior energy efficiency, exceeding government targets, and offers light-filled, spacious accommodation arranged over three floors. A welcoming and impressive entrance hall leads into a stunning open plan living space, thoughtfully designed for modern family life and entertaining. The lounge features a striking oak feature wall, while the dining area is enhanced by a stylish pendant ceiling light and bi-fold doors opening seamlessly onto the garden, flooding the space with natural light. The fully fitted high gloss kitchen is beautifully appointed with a large breakfast bar, feature wall and a full range of integrated NEFF appliances, creating both a practical and social hub of the home. The current owners have also added a separate utility room which provides internal access to the garage. The full ground floor features under-floor heating. The entire ground floor also features under-floor heating and is completed by a convenient WC.

To the first floor, an impressive galleried landing gives access to three well-proportioned double bedrooms, a fourth bedroom/study and a luxurious 4 piece family bathroom . Large wrap-around windows to the bedrooms maximise natural light, enhancing the bright and airy feel that flows throughout the property.

The entire second floor is dedicated to a magnificent master suite, offering a private retreat comprising a generous double bedroom, dressing room and a spacious shower room/WC fitted with high quality fittings.

Externally, the property benefits from driveway parking, a remote electric shutter garage door and a private garden ideal for family gatherings and outdoor entertaining. Thoughtfully designed with open plan living at its heart, flooded with natural light and finished to an exceptional standard, this outstanding eco home presents a rare opportunity to acquire a truly beautiful family residence within a sought-after and secure development.

EARLY VIEWING COMES HIGHLY RECOMMENDED

Heather Lea Close, Heywood OL10 2QT

ACCOMMODATION

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Lounge/Dining Room - 7.96m x 3.75m

Kitchen/ Breakfast Room - 3.70m x 5.76m

Hallway - 3.50m x 3.70m

Utility - 2.44m x 2.93m

Garage - 2.70m x 2.93m

Bedroom - 4.35m x 3.75m

Bedroom - 3.51m x 3.75m

Bedroom/ Office - 2.38m x 3.23m

Bedroom - 3.28m x 3.23m

Bathroom - 3.03m x 2.29m

Landing - 4.94m x 3.37m

Master - 8.13m x 3.75m

En Suite - 1.82m x 2.16m







Heather Lea Close, Heywood OL10 2QT









Heather Lea Close, Heywood OL10 2QT









Heather Lea Close, Heywood OL10 2QT









Heather Lea Close, Heywood OL10 2QT



Tenure

TBC

Council Tax Band

F

Energy Performance Rating

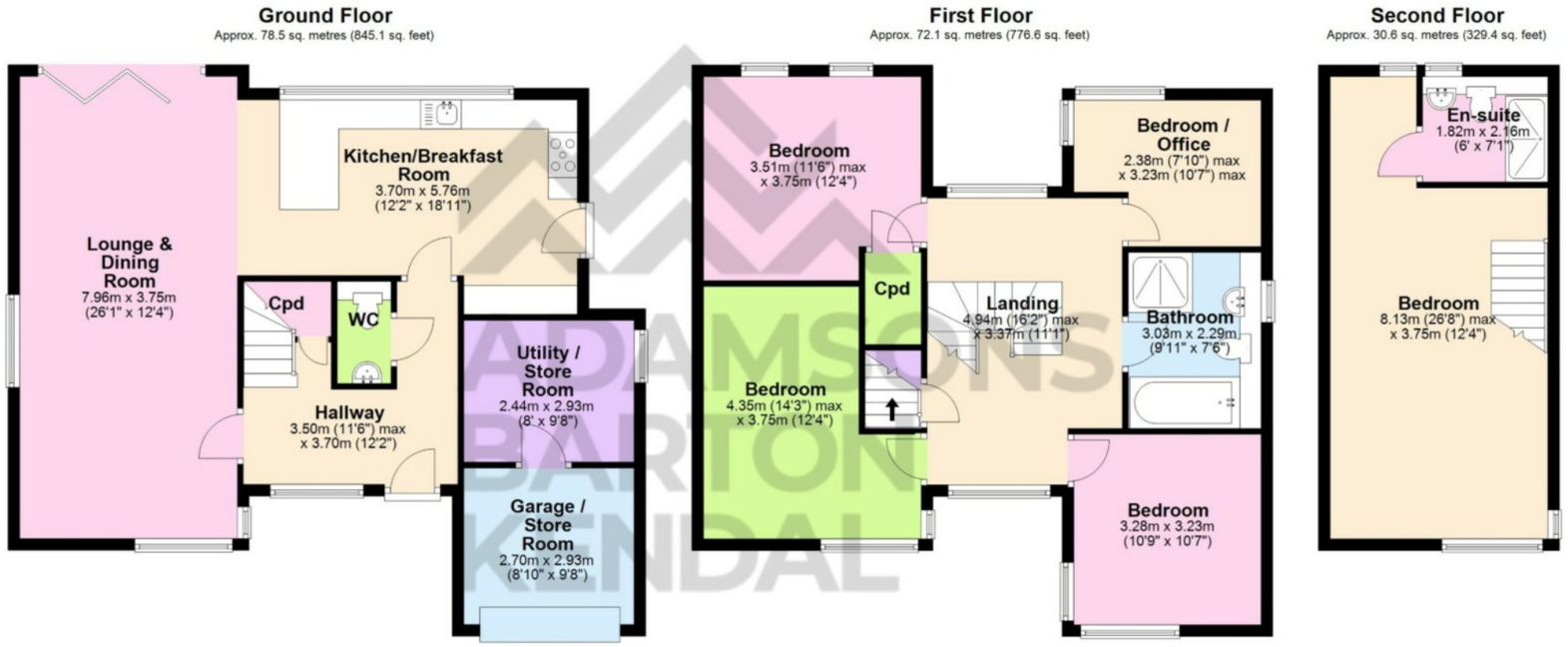
C78

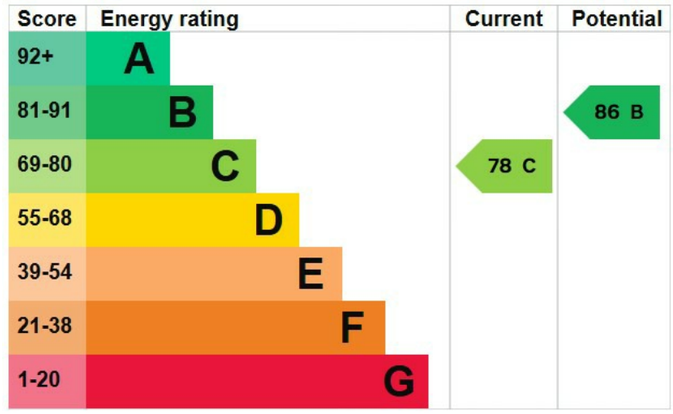




Heather Lea Close, Heywood OL10 2QT

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL





Total area: approx. 181.3 sq. metres (1951.0 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Plan produced using PlanUp.

w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract;
(ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification