



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	80
EU Directive 2002/91/EC			

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Laurels Drive, Littleborough, OL15 0DU

Offers In Excess Of £550,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Nestled in the sought-after Laurels Drive, Littleborough, this exceptional detached family home is a true gem. Fully updated and immaculately presented, it boasts an impressive blend of modern living and classic charm. The property features five generously sized bedrooms, providing ample space for family and guests alike. Among these, the ground floor bedroom is particularly noteworthy, complete with a walk-in wardrobe and an en suite bathroom, ensuring both comfort and privacy.

The heart of the home is a beautifully designed open plan living and dining area, perfect for entertaining or enjoying family time. The stylish interiors are complemented by a modern kitchen and bathrooms, all finished to the highest standard. With two additional bathrooms, convenience is at the forefront of this home's design.

Outside, the property is equally impressive, featuring wrap-around south facing gardens that offer a serene outdoor space for relaxation and play. A detached garage and a double driveway provide ample parking and storage solutions.

Location is key, and this home does not disappoint. It is just a stone's throw away from the picturesque Hollingworth Lake, as well as being conveniently close to local schools, amenities, train station and bus routes. Additionally, major motorway links are easily accessible, making commuting a breeze.

Laurels Drive, Littleborough, OL15 0DU

Offers In Excess Of £550,000



- Beautifully Presented Detached Property (1732.99 square foot)
- Contemporary Fitted Kitchen
- Off Road Parking And Detached Garage
- EPC Rating C
- Five Bedrooms
- Updated To The Highest Standard
- Tenure Freehold
- Two Bathrooms
- South Facing Garden
- Council Tax Band E

Ground Floor

Entrance

Composite double glazed frosted Rock door to the dining room.

Dining Room

13'2 x 10'6 (4.01m x 3.20m)

UPVC double glazed window, central heating radiator, cornice coving, double sided open fireplace, herringbone flooring, open to the reception room, oak single glazed door to the kitchen.

Reception Room

20'1 x 18'6 (6.12m x 5.64m)

UPVC double glazed window, UPVC double glazed box window, two central heating radiators, cornice coving, integrated storage, media wall with double sided open fireplace and television point, herringbone flooring, oak door to the utility room, oak staircase to the first floor, UPVC double glazed French doors to the side.

Utility Room

7'2 x 6 (2.18m x 1.83m)

UPVC double glazed frosted window, heated towel rail, a range of panelled base units, marble effect surface and splash back, granite wash basin with mixer tap, dual flush WC, plumbing for washing machine, PVC panelling to the ceiling, spotlights, granite effect vinyl flooring.

Kitchen

19'11 x 11'1 (6.07m x 3.38m)

UPVC double glazed window, a range of panelled wall and base units, granite surface and splash backs, one and a half composite sink and drainer with mixer tap, integrated electric double oven with a five ring induction hob and extractor hood, space for American style fridge freezer, integrated dishwasher, microwave and wine cooler, under unit lighting, spotlights, coving, granite effect vinyl flooring, oak door to bedroom one, UPVC double glazed frosted door to the front.

Bedroom One

17'3 x 10'3 (5.26m x 3.12m)

UPVC double glazed window, central heating radiator, storage hatch, television point, oak doors to the en suite and walk in wardrobe.

Walk-in Wardrobe

7'5 x 5'7 (2.26m x 1.70m)

UPVC double glazed frosted window, integrated open wardrobes and shelving.

En Suite

6'11 x 5'7 (2.11m x 1.70m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, double direct feed rainfall shower enclosure with rinse head, PVC panelled elevations, PVC panelling to the ceiling, spotlights, extractor fan, wood effect laminate flooring.

First Floor

Landing

UPVC double glazed frosted window, loft access, wood panelled elevations, solid oak balustrade, doors to four bedrooms and bathroom.

Bedroom Two

13'7 x 10'9 (4.14m x 3.28m)

Two UPVC double glazed windows, central heating radiator, coving, fitted wardrobe.

Bedroom Three

14'9 x 9'2 (4.50m x 2.79m)

UPVC double glazed window, central heating radiator, fitted wardrobe.

Bedroom Four

13'8 x 9'9 (4.17m x 2.97m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobe.

Bedroom Five

7'2 x 5'5 (2.18m x 1.65m)

UPVC double glazed window, central heating radiator.

Bathroom

7'2 x 5'8 (2.18m x 1.73m)

UPVC double glazed frosted window, heated towel rail, a three piece suite comprising of a marble effect PVC panelled bath with a direct feed rainfall shower and rinse head and mixer tap, vanity top wash basin with mixer tap, dual flush WC, marble effect PVC panelled elevations, PVC panelling to the ceiling, spotlights, wood effect laminate flooring.

External

Rear/Side

Laid to wrap around garden with artificial lawn, laid to lawn, bedding, mature shrubbery, paved patio, pergola and access to the detached garage and off road parking.

Garage

20' x 11' (6.10m x 3.35m)

Up and over door, lighting and power.



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