

# HUNTERS<sup>®</sup>

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## Turnfield Close

Smallbridge, Rochdale, OL16 2QF

£425,000



- SUBSTANTIAL DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- FOUR BEDROOMS TWO BATHROOMS PLUS WC
- COUNCIL TAX BAND F
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN KITCHEN
- LEASEHOLD
- EPC RATING C

Tel: 01706 390 500

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£425,000



Set within a highly sought-after cul-de-sac, this beautifully presented detached family home offers generous accommodation extending to around 1,870 square feet, as well as offering excellent potential for further extension (subject to all relevant permissions), ideal for families seeking space, comfort, and convenience.

The property features a welcoming entrance hall with downstairs WC, a spacious lounge and dining room, a modern, stylish fitted kitchen complemented by a useful utility room. A versatile family room opens directly onto the well-landscaped rear garden, creating an excellent space for entertaining or relaxing.

To the first floor, the landing leads to four generous bedrooms, including a master bedroom with en-suite shower room, along with a contemporary family bathroom.

Externally, the property benefits from a large front garden, driveway providing ample parking, and an integral double garage. The private rear garden is beautifully maintained and ideal for family enjoyment.

Located close to well-regarded local schools, shops, and with easy access to both Rochdale and Littleborough, this superb home combines modern living with a convenient setting.

Early viewing is highly recommended to appreciate the quality, space, and location this property offers.

### Hallway

The hallway offers a bright and inviting entrance, painted in soft neutral tones with a wood-effect floor that extends through the ground floor. A small radiator and window allow natural light to filter in, while internal doors lead off to other rooms and the staircase ascends to the first floor.

### Downstairs WC

This downstairs cloakroom offers a convenient WC with a sleek, modern vanity unit and a heated towel rail. The contemporary design ensures functionality and style in a compact space.

### Lounge / Dining Room

16'4" x 13'3" Lounge and 10'11" x 13'3" Dining Room (4.98m x 4.04m Lounge and 3.33m x 4.04m Dining Room)

This spacious lounge opens into the dining area, creating a light and airy open-plan living space. It features a large bay window to the front, natural wood-effect flooring, and a modern wall-mounted television with a sleek media unit beneath. The room is tastefully decorated with neutral walls and soft furnishings that complement the natural light streaming through the windows.

### Kitchen / Breakfast Room

10'11" x 15'3" (3.32m x 4.64m)

The kitchen/breakfast room is modern and well-appointed with a clean, white aesthetic. Glossy wall and base units provide plenty of storage, complemented by marble-effect work surfaces and an island with seating space for casual dining. Integrated appliances include a dish washer, built-in oven and microwave, alongside a gas hob and extractor fan. Ample natural light enters through a window above the sink, and a doorway leads into the utility room.

### Utility Room

5'5" x 8'2" (1.66m x 2.48m)

Adjacent to the kitchen, the utility room offers practical space for laundry and additional storage. It features matching cabinetry and worktop, a sink, and space for washing and drying machines. Natural light floods in from a window and a door that gives access to the side of the property.

### Study / Sitting Room

13' x 8'2" (3.97m x 2.48m)

This versatile room is currently styled as a study/sitting room, with French doors opening onto the garden, providing a pleasant outlook and easy access to outdoor space. The room is bright with natural light and offers a peaceful spot for work or relaxation.

### Landing

7'5" x 9'6" max (2.26m x 2.91m max)

The first-floor landing is bright and spacious, providing access to the bedrooms, bathrooms, and a useful storage cupboard.

### Bedroom 1

16'2" x 13'4" max (4.93m x 4.05m max)

The master bedroom is a generous and restful space, featuring a large bay window overlooking the front of the property. It is carpeted for comfort and includes ample space

for wardrobes and furniture. The walls are decorated in soft, neutral tones with an elegant patterned feature wall behind the bed, enhancing the room's tranquil atmosphere.

### En-suite

7'6" x 6' (2.29m x 1.83m)

The en-suite bathroom is fitted with a walk-in shower, a white vanity unit with basin, and a toilet. Windows let in natural light, and the walls feature neutral large tiles with contemporary black heated towel rail and underfloor heating for extra comfort.

### Bedroom 2

10'11" x 13'4" max (3.32m x 4.05m max)

Bedroom two is a well-proportioned room with a window providing plenty of natural light and a charming view. It is carpeted for warmth and decorated with a feature wallpaper that mimics exposed brickwork, enhancing the room's character.

### Bedroom 3

11'4" max x 9'7" (3.45m max x 2.93m)

Bedroom three features a window overlooking the rear garden and is decorated in neutral tones with carpeted flooring. The room offers sufficient space, making it a practical bedroom or guest room.

### Bedroom 4

14' x 8'11" (4.28m x 2.71m)

Bedroom four is another comfortable bedroom, with a window to the rear and a neutral décor scheme. It is carpeted and offers ample space for bedroom furniture, currently styled as a bedroom with modern furnishings.

### Bathroom

6'11" x 7'11" (2.10m x 2.40m)

The family bathroom is stylish and contemporary, with a bath set against a feature tiled wall, a white vanity unit with basin, and a toilet. The wood-effect flooring ties in with the overall neutral colour palette, making the space fresh and modern.

### Gardens

Large Front Garden with added potential to create a large driveway. The rear garden is a delightful outdoor space combining a well-maintained lawn bordered by mature shrubs and trees for privacy and seclusion. A raised decking area provides an ideal spot for outdoor dining or relaxing. There is also a paved seating area with a wooden pergola, perfect for enjoying the garden throughout the seasons.

### Garage

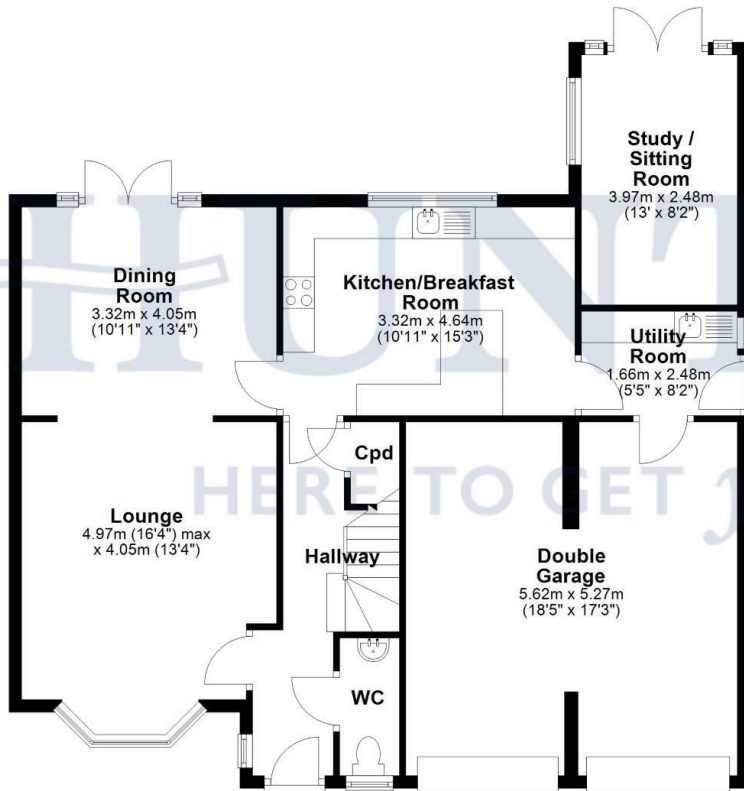
18'5" x 17'3" (5.62 x 5.27)

Integral Double Garage, providing excellent versatile space.

# Floorplan

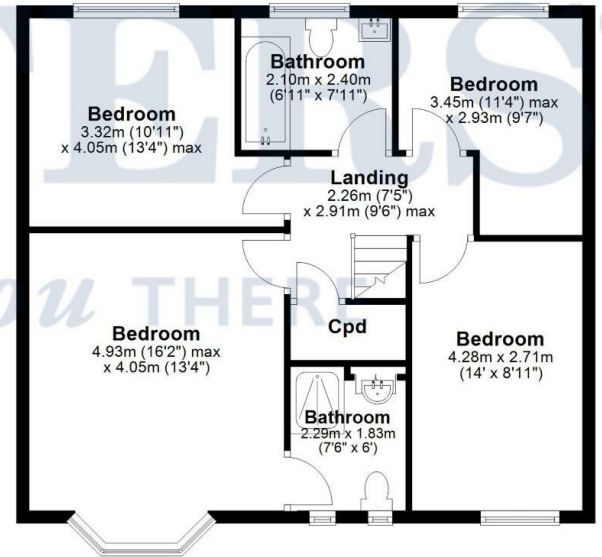
## Ground Floor

Approx. 104.7 sq. metres (1126.6 sq. feet)



## First Floor

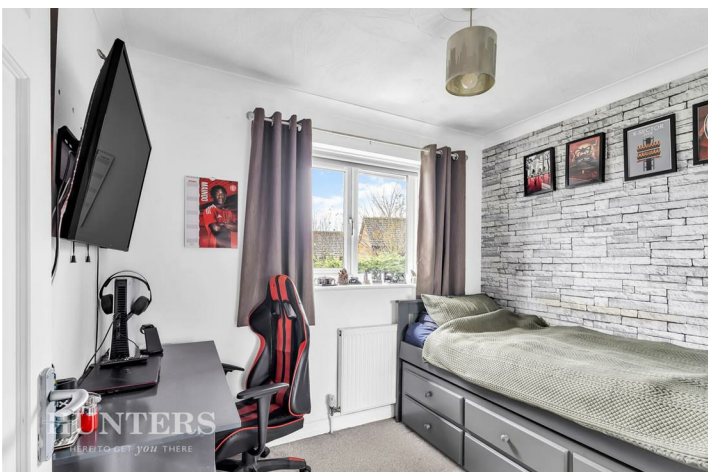
Approx. 69.1 sq. metres (744.3 sq. feet)



Total area: approx. 173.8 sq. metres (1870.9 sq. feet)

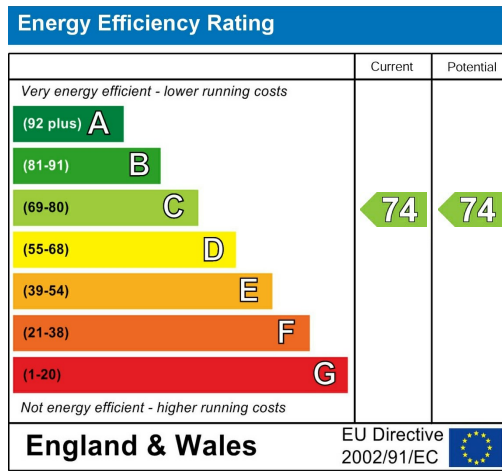
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.  
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







## Energy Efficiency Graph



## Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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