



Claymere Avenue
Norden, Rochdale OL11 5WB
OFFERS OVER £525,000

Adamsons Barton Kendal are delighted to present this exceptional four-bedroom detached family home, occupying a generous plot within the highly sought-after residential area of Norden. Beautifully presented throughout, this impressive property offers spacious and versatile family accommodation, complemented by high-quality fixtures and fittings and an impeccable standard of finish.

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Boasting outstanding kerb appeal, the property benefits from a substantial driveway providing ample off-road parking, a detached double garage, and beautifully maintained gardens to both the front and rear.

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The heart of the home is undoubtedly the stunning open-plan kitchen and dining area, situated to the rear of the property and seamlessly connecting to a spacious conservatory. This superb entertaining space is perfectly designed for modern family living, with an abundance of natural light overlooking the rear garden.

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Further enhancing its appeal, the property incorporates energy-efficient features including solar panels and an air source heat pump, helping to reduce running costs whilst generating an income from the electricity produced.

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The well-planned ground floor accommodation comprises three generous reception rooms, a large conservatory, a beautifully appointed fitted kitchen, a practical utility room and a convenient guest WC.

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To the first floor, the impressive principal bedroom benefits from a dressing area and a stylish en-suite shower room. There are three further well-proportioned double bedrooms, all served by a contemporary family bathroom.

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Offered for sale at a competitive asking price, this outstanding family home presents a rare opportunity to acquire a property of such size, quality and specification in a prime location. Early viewing is highly recommended to fully appreciate the exceptional accommodation and lifestyle on offer.

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THE ACCOMMODATION COMPRISES:

(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

Entrance HALL

Wooden flooring, spindle staircase to first floor

CLOAKROOM

Low level wc, wash hand basin, part tiled walls

STUDY - 2.7 x 2.0 metres

Wooden flooring

LOUNGE - 5.5 x 3.7 metres

A wonderfully presented reception room with wooden flooring and decorative covings to the ceiling

Rear DINING ROOM - 3.5 x 2.8 metres

Ceramic tiled floor, patio doors leading through to the conservatory

CONSERVATORY - 3.5 x 6.6 metres

Ceramic tiled floor, opening out to the rear garden

KITCHEN / FAMILY ROOM - 5.8 x 2.9 metres plus 0.8 x 2.6 metres

A wonderful fitted kitchen with 1 ½ bowl sink unit, white Quartz worktops, built in double oven, 4 ring gas hob, integrated fridge, freezer and dishwasher, breakfast bar

UTILITY ROOM - 2.1 x 1.6 metres

Single drainer sink unit, plumbing for an automatic washing machine, tiled floor

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First Floor

LANDING

A spacious landing area with built in cupboards

MASTER BEDROOM - 4.6 x 3.6 metres

A fabulous, well presented main bedroom with built in wardrobes and dressing area

EN-SUITE SHOWER ROOM - 2.2 x 1.6 metres

Shower cubicle, low level wc, wash hand basin - modern matching suite in white, heated towel rail, tiled floor

BEDROOM TWO - 3.9 x 3.0 metres

A spacious double bedroom with built in cupboard

BEDROOM THREE - 2.7 x 3.0 metres

A third double bedroom with built in cupboard

BEDROOM FOUR - 3.1 x 2.5 metres

Built in wardrobes

Family BATHROOM - 2.7 x 2.1 metres

Panelled bath with shower above, pedestal wash hand basin, low level wc - modern matching suite in white, tiled floor and walls



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External

The property is set in wonderful gardens to front and rear with a front driveway, providing off street parking for numerous vehicles and leading to an attached DOUBLE GARAGE.

Tenure

We understand the property is held Freehold

Council Tax Band

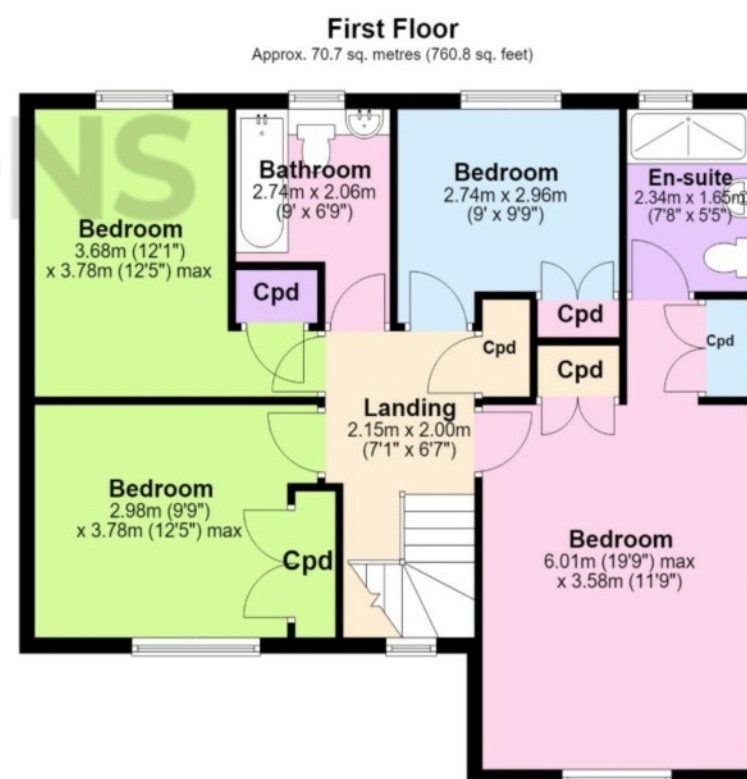
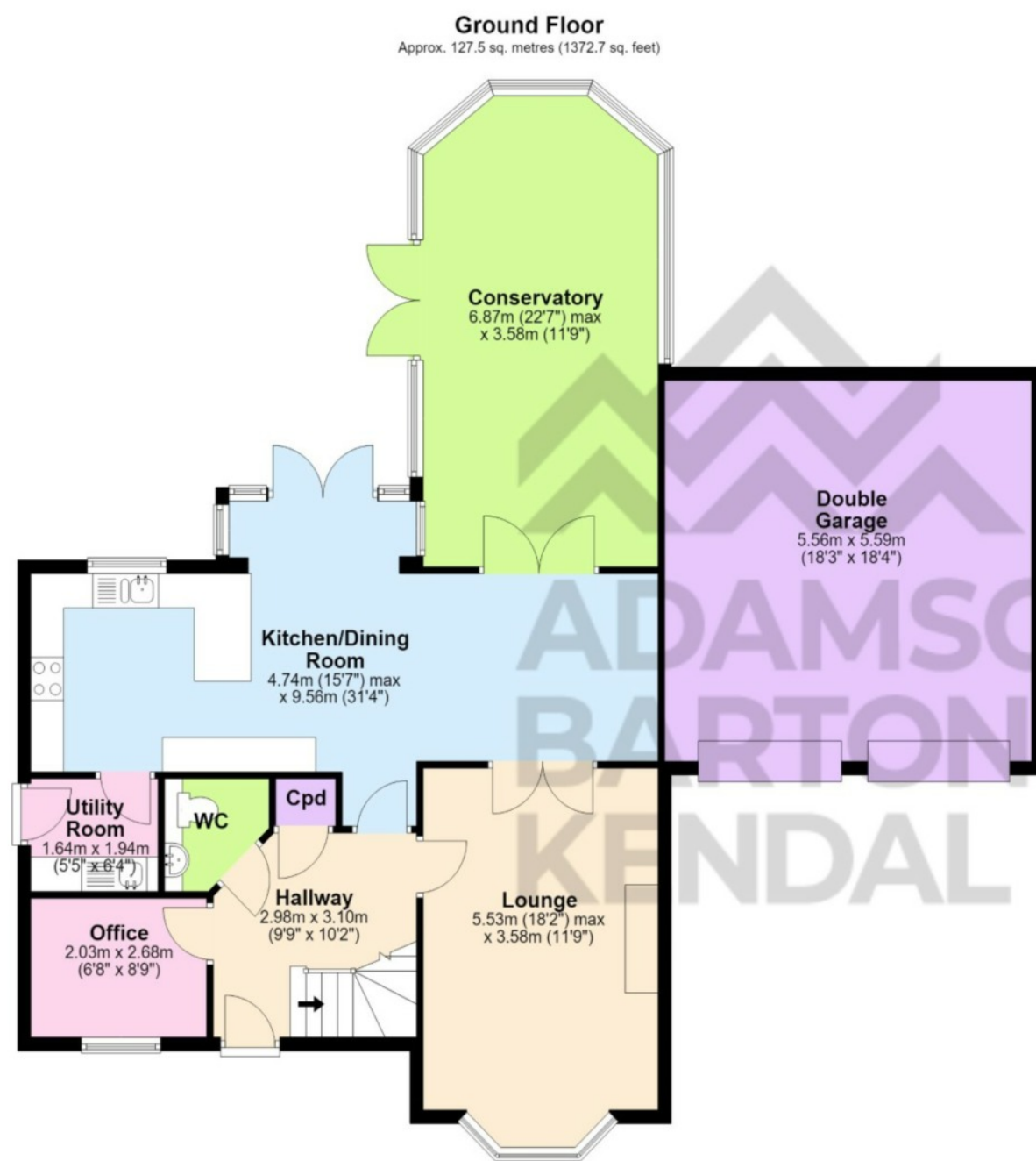
Band F

Energy Performance Certificate

C72



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Total area: approx. 198.2 sq. metres (2133.5 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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