



Brookbottoms Close

RAMSBOTTOM

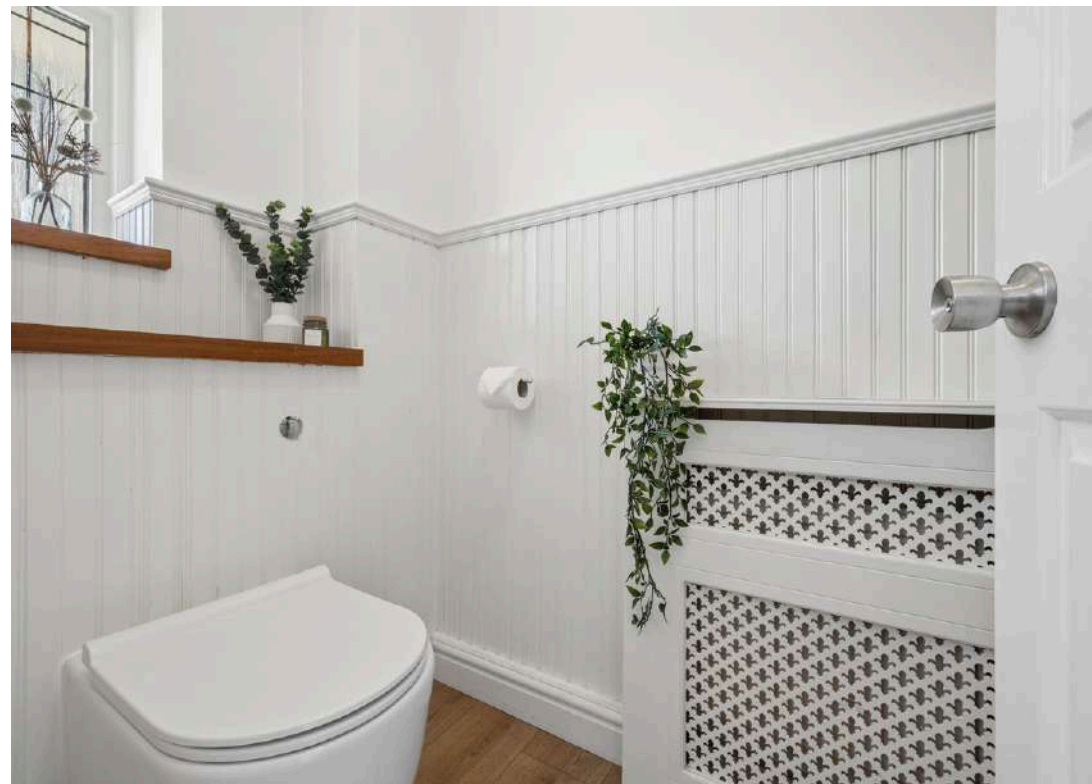
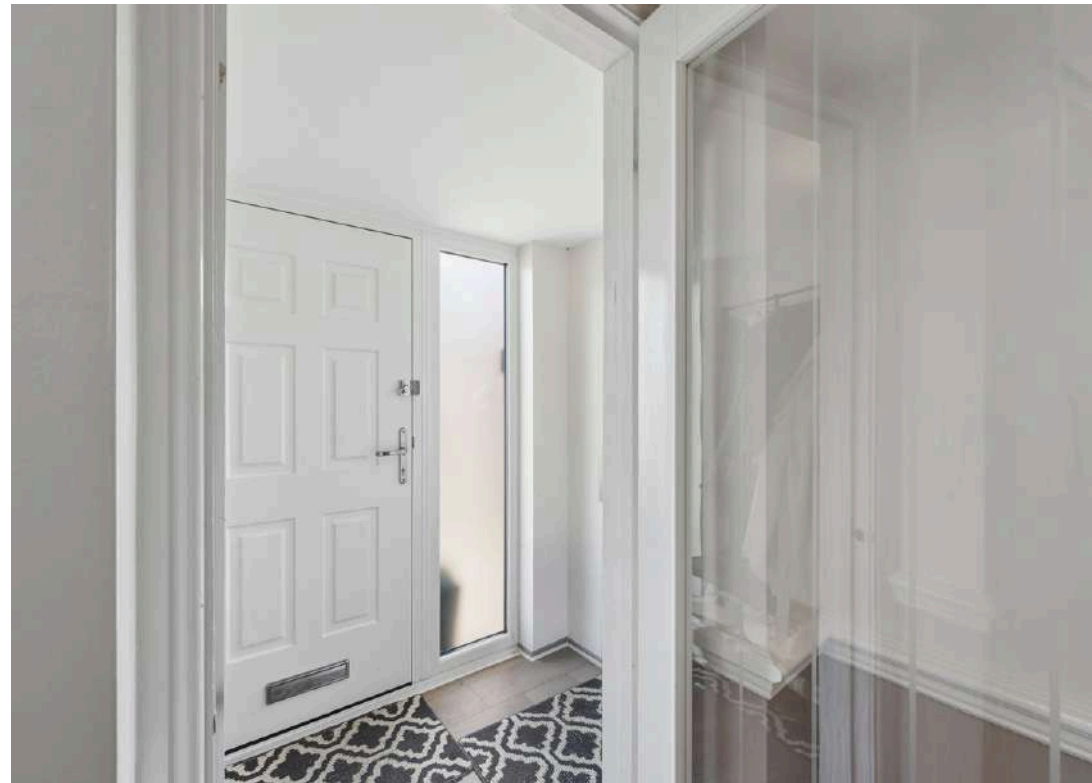


Welcome Home

The arrival at 35 Brookbottoms Close is accompanied by sweeping views across the surrounding countryside. This four-bedroom detached home enjoys a wonderful sense of space, with distant hills and windmills creating a picturesque backdrop. A generous driveway leads towards the house, where a double garage set on a detailed patio, surrounded by carefully placed greenery, creates a welcoming first impression.

Step through the front door into a homely vestibule, a practical little pause between the outside world and the comforts within. Windows draw natural light into the space, while laminate flooring continues into the entrance hallway, creating a lovely sense of continuity. There is plenty of room to shed coats, kick off shoes, and settle back into the rhythm of home.

Immediately to the left, the downstairs cloakroom is finished in soft neutral tones, with decorative wall panelling adding a touch of character. A frosted window allows daylight to filter through, brightening this conveniently positioned space.





The Heart Of Everyday Life

Adjacent, the kitchen brings together the timeless appeal of cream Shaker cabinetry and the warmth of butcher-block-effect worktops. Metro-style tiles create a crisp backdrop, while the U-shaped arrangement makes excellent use of the space, keeping everything within easy reach. Beneath the window, the sink enjoys a lovely outlook towards the garden, with an integrated dishwasher close by. Further along, a gas range sits beneath a NEFF extractor, ready for everything from leisurely weekend breakfasts to family suppers.

There's plenty of space in the centre of the room for a breakfast table; it is easy to imagine the day beginning here over coffee, or conversations continuing long after a meal has finished.

The adjoining utility room carries the same considered styling, with matching cabinetry and plenty of space for a washing machine, a dryer and a freestanding fridge. A useful extension of the kitchen, it keeps the practical routines of everyday life neatly gathered in one place.



A Room for Every Occasion

Returning to the hallway, the dining room opens up with soft carpeting and windows overlooking the rear garden, allowing daylight to spill across the room. A Portuguese stone fireplace, complete with a cast-iron fire and marble hearth, provides a beautiful focal point, bringing warmth and a sense of occasion.

The space flows towards a bay window, where a snug seating area offers a quieter corner to enjoy the surrounding countryside. Beyond, patio doors open into the conservatory, creating a natural connection between the reception rooms and the garden.

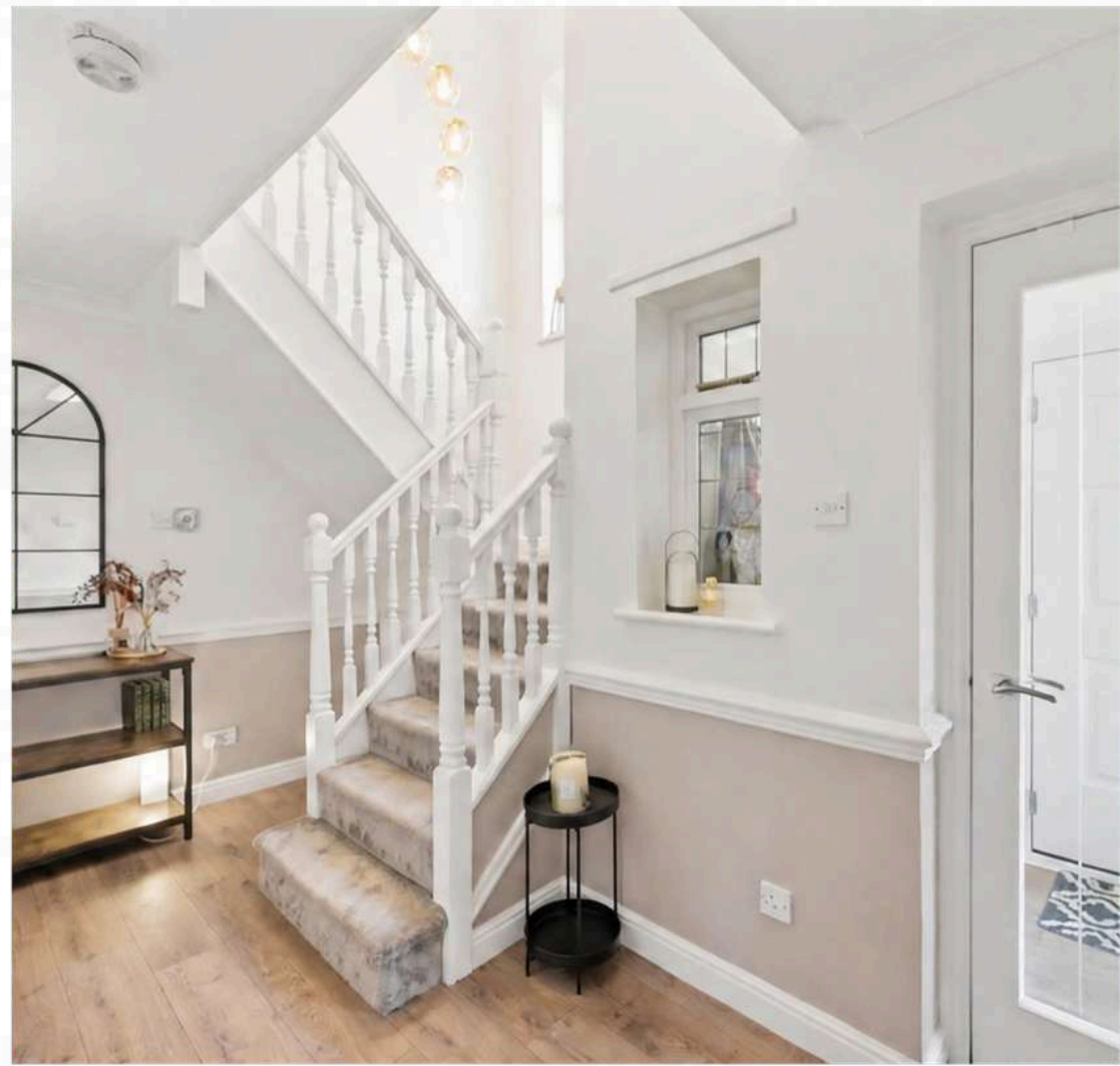
With its solid roof, laminate flooring and generous windows, the conservatory feels like a room for all seasons. Built-in storage and seating wrap around the space, while French doors open onto the patio. Currently a children's playroom, it has the flexibility to evolve with the household, perhaps becoming a garden room, creative studio, or relaxed second sitting room as the years unfold.



Following The Staircase

Back in the hallway, the return staircase rises beneath a feature pendant light, with white spindles and carpeting adding a gentle, classic finish. Halfway up, a window frames panoramic countryside views, with windmills waving in the distant landscape. It is a lovely reminder of the setting beyond the walls, carried right into the heart of the home.

At the top, a handy storage cupboard provides space for spare lines and towels, before the landing leads towards four bedrooms and the family bathroom.

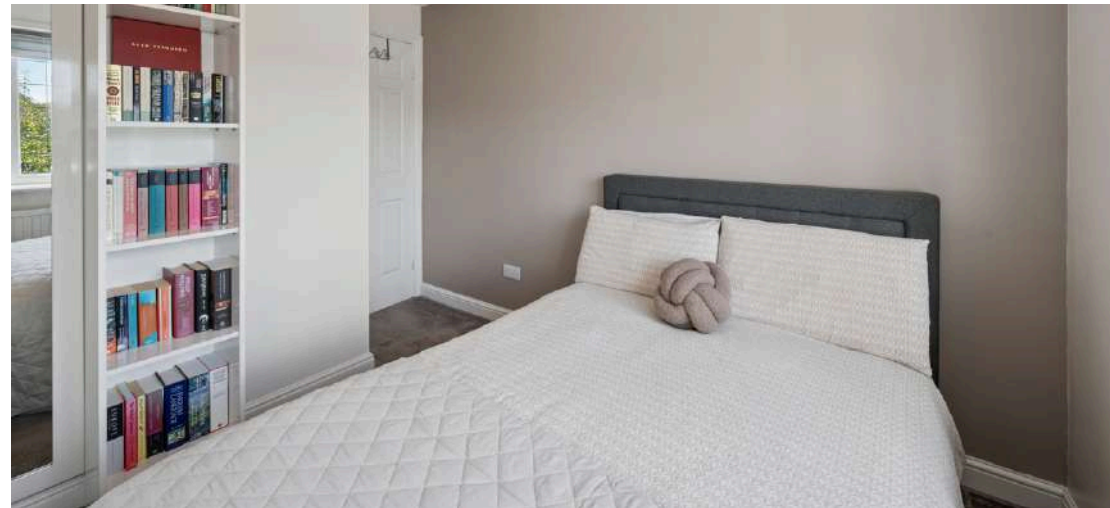


And So To Bed...

At the far end, bedroom four is currently arranged as a ready-to-use home office, with desk space and storage already in place. Neutral decoration and plenty of natural light create a calm setting for working or studying, while its proportions lend themselves equally well to a dressing room, hobby space, or creative retreat.

Next door, bedroom two enjoys a peaceful outlook over the screened rear garden. Floor-to-ceiling wardrobes, complete with drawers and shelving, make excellent use of the room, leaving plenty of space for a double bed and additional furniture. The neutral finish provides a wonderfully versatile canvas, while the garden-facing window brings in an abundance of daylight.

Bedroom three offers another generous and adaptable space. Fitted wardrobes extend towards a dedicated dressing area, creating a useful sense of separation within the room. Currently accommodating bunk beds, it would make a lovely children's bedroom or guest room, with the additional dressing space offering potential for a walk-in wardrobe.





Principal Peace

At the end of the landing, the principal bedroom feels like a world of its own. White fitted wardrobes extend across the wall above and around the bed, while a large window overlooks the rear garden towards the unmistakable silhouette of Peel Tower. A dado rail adds character, with a rich maroon shade below contrasting beautifully against the neutral walls above.

The adjoining en-suite is generously appointed, with a four-piece arrangement comprising a corner shower, wash basin set within a white gloss vanity unit, WC and bidet. Soft cream tiling continues across the walls and floor, creating a cohesive, calming finish.

The family bathroom sits just outside, echoing the same neutral palette. A deep bath with an overhead shower, a vanity unit, and a WC provides everything needed for busy mornings and slower evening routines.



Garden Oasis

Outside, the garden unfolds from the conservatory onto a generous patio, offering plenty of room for outdoor dining and relaxed seating. A further seating area sits slightly shaded by established borders, creating a quieter place to pause among the greenery. Mature shrubs wrap around the lawn, bringing colour, texture and a sense of privacy throughout the seasons.

A side pathway leads towards the gate and front driveway, with a useful area for garden storage and bins tucked away along the way.

Back at the front, the converted double garage offers an exciting final surprise. Now arranged as a separate snug, it provides a little distance from the main living spaces, making it ideal for movie nights, a home gym, hobbies, or somewhere to retreat with a favourite pastime.





Out & About

Tucked within an established residential development on the edge of Ramsbottom, Brooksbottoms Close is a wonderful place to put down roots. Peaceful enough to escape the bustle, yet close to the town centre, excellent schools and some of the area's most beautiful countryside, it's a location particularly well suited to family life.

When the weekend arrives, there's no shortage of reasons to pull on your walking boots. Follow the River Irwell and discover the Irwell Sculpture Trail, enjoy a leisurely wander through Nuttall Park, or head up towards Holcombe Moor and the iconic Peel Tower for far-reaching views across the valley. Redisher Woods offers a change of scenery beneath the trees, while the surrounding hills and countryside provide countless routes for walking, running and cycling.

Ramsbottom itself is a real highlight. Its bustling streets are filled with independent shops, boutiques, bakeries and cafés, creating the kind of town centre where a Saturday morning can easily turn into an afternoon. Coffee lovers can make a stop at Grind & Tamp, while Tre Ciccio remains a favourite for authentic Italian food and wood-fired pizza. San Leonardo offers another excellent Italian dining option, and newer additions including Sawadee Thai Dining, Vino & Vibes and Wunderbar add even more variety to the town's ever-evolving food and drink scene.

There's plenty to do beyond eating and shopping too. The heritage East Lancashire Railway runs through the heart of Ramsbottom, while regular markets, events and community activities give the town a lively calendar throughout the year. For sport and leisure, Ramsbottom Leisure Centre offers swimming and fitness facilities, with local cricket clubs, golf courses and sports clubs all within easy reach.

Families are exceptionally well served by nearby schools, including Hazlehurst Community Primary School, St Andrew's CE Primary School and St Joseph's RC Primary School, with Woodhey High School providing secondary education nearby. Bury Grammar School is also within straightforward travelling distance for those considering independent education.

Everyday essentials are conveniently close, with supermarkets, pharmacies, doctors, dentists and a wide range of independent businesses throughout Ramsbottom, while nearby Holcombe Brook and Bury provide even greater choice.

Commuters are well connected too. The M66 provides convenient access towards Bury, Manchester and the wider motorway network, while regular bus services connect Ramsbottom with surrounding towns and Bury's Metrolink network.

Whether it's climbing Holcombe Hill on a crisp Sunday morning, coffee and shopping in town, a family afternoon at Nuttall Park or dinner at a favourite independent restaurant, Brooksbottoms Close puts so much of the Ramsbottom lifestyle within easy reach – combining the comfort of an established family neighbourhood with one of the area's most vibrant market towns right on the doorstep.



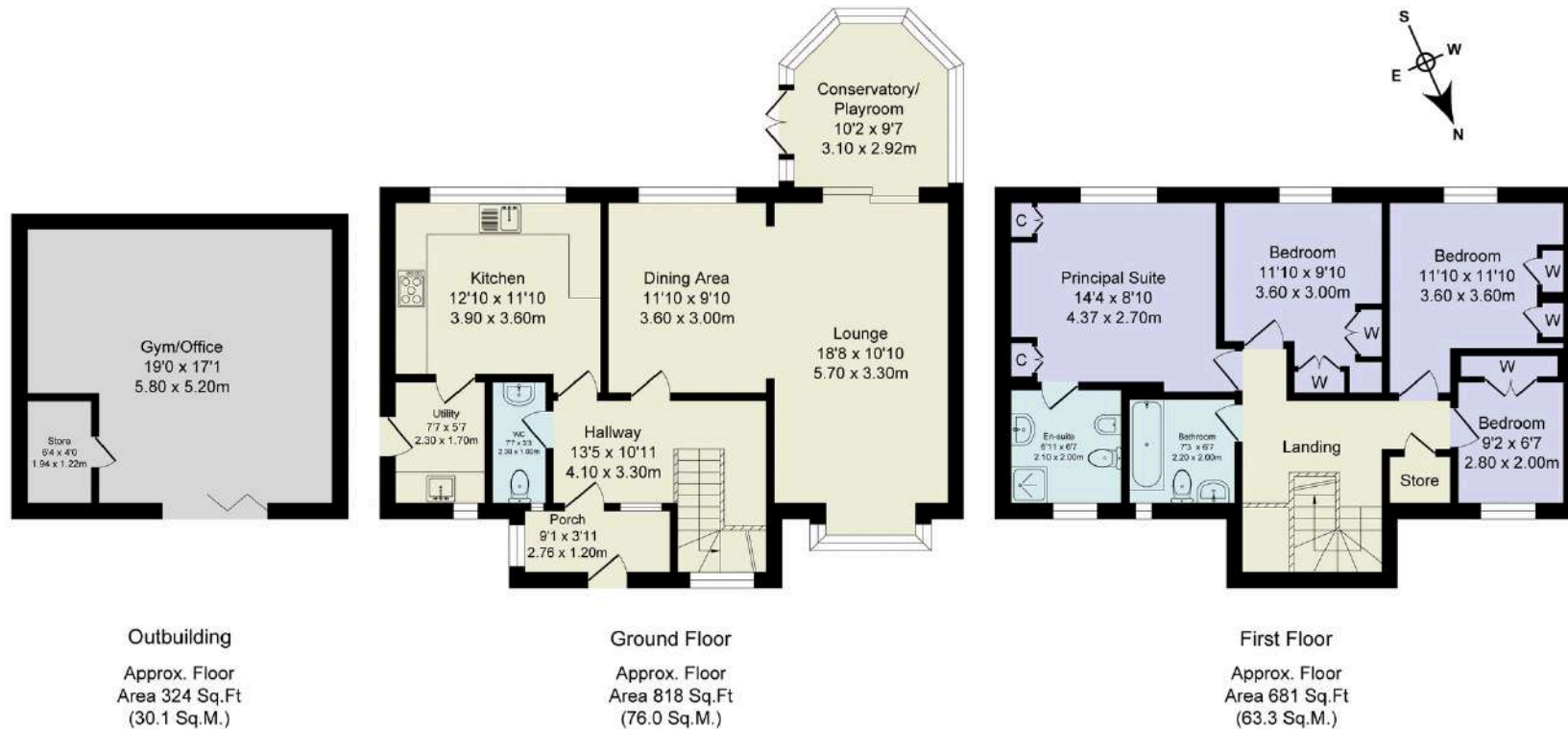
The Finer Details

- Beautifully Positioned Four Bedroom Detached Family Home
- Generous Driveway with Converted Double Garage with Bi-Folding Doors
- Spacious Dining Room Overlooking the Garden
- Light-Filled Cream Shaker Kitchen with Adjoining Utility
- Bright Conservatory with Solid Roof and French doors to the Garden
- Four Generous Bedrooms Including a Principal Suite with Fitted Wardrobes and En-suite
- Established Garden with Patio, Mature Borders, Lawn and Countryside Outlook
- Peaceful Ramsbottom Setting Close to Beautiful Countryside, Excellent Schools and Vibrant Town Centre
- Freehold
- Bury Council Tax Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Total Approx. Floor Area 1823 Sq.ft. (169.4 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.



WAINWRIGHTS

ESTATE AGENTS

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