



## Larkfield Close

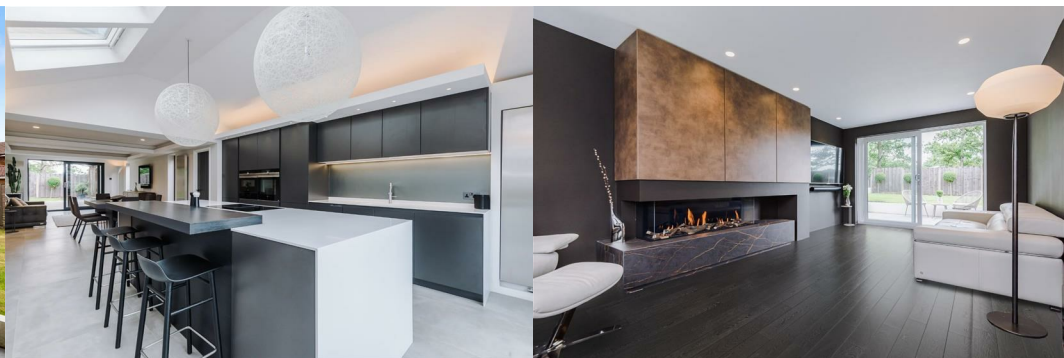
Bury, BL8 4QJ

£725,000



In the lovely village of Greenmount sat on a generous corner plot within a sought-after development is this stunning contemporary detached home, which benefits from 4 bedrooms and an abundance of space both inside and out. This premium quality property is set back behind a large driveway and manicured privacy conifers in the top corner of this well-presented cul-de-sac, creating the feeling of being nestled away in its own secluded haven. As well as immaculate, modern décor inside, this home boasts a garden which is as pristine as the interiors, and benefits from the sunshine all day long, where scenic views of Holcombe Hill can be taken in.

It is clear to see there has been no expense spared with the finish of this home. It boasts superb modern accommodation and high-quality features throughout, including a magnificent Dru fireplace in the lounge, an impressive SieMatic kitchen with all the bells and whistles, and a state-of-the-art security system and cameras which can be operated from your mobile phone. Plus, neat spotlights can be found lighting the property throughout. This home has been given so much love and meticulous care by its current owners, that its interiors and outside spaces are indistinguishable from a new-build property! Let's take a more detailed look at what this property has to offer...



### Step Inside

Pull into your drive next to the great privacy conifers and you immediately notice what a wonderful plot this is. While being in the corner tucked away from the rest of the development with notable privacy, there is a generous amount of space which creates a pleasant openness and quietude.

Turn the key and step inside... A grey uPVC and glass door opens onto a beautiful, bright and airy entrance hall, welcoming you into the centre of the home. This space is of neutral décor and is grounded by subtle yet stylish tiling from which natural light bounces around the room.

To the right of this welcoming hall lies a truly fabulous open plan space that spans the depth of the property, in which is housed your kitchen, dining area, and a second lounge area. With floor to ceiling windows and several sky lights this large space is even more bright and airy than the hallway! At the front of this impressive space lies your kitchen – a SieMatic that boasts a modern minimalist design and a range of integrated appliances, including a Siemens double oven/microwave and warming drawer, fridge freezer, induction hob with built-in extractor, dishwasher, Quooker instant hot water tap, a hidden wine rack, and plenty of larder-style cupboards to store your kitchen goods that will help you keep the kitchen neat and tidy on a daily basis. This kitchen isn't only practical, it looks absolutely fabulous too! The design is one of sleek, matte-finish, dark grey cupboards that contrast nicely with the brilliant white corian worktops and light grey tiled flooring. Contemporary stainless-steel radiators add to the modern aesthetic of this room, and a utility room which can be found off the kitchen can be home to your washer and dryer amongst other bits and bobs.

As well as daily practicalities, this space will be great for entertaining. With a breakfast bar as part of the kitchen, and plenty more space through to the dining area and second lounge space, your friends and family will certainly love it when you invite them round here! They are sure to be impressed!

The second lounge which lies to the rear of this impressive open plan space benefits from sliding doors onto the back garden – perfect for bringing the outside in on warm summer days!

Back into the central hall, and a handy downstairs WC lies to the rear. To the left of the hall, we have your primary lounge – a generous space where the superior quality finish continues. An imposing Dru fireplace holds the centre of this room which creates a beautiful glow in the evenings and a homely warmth on cold winter days. Like the secondary lounge in the open plan aspect, your primary lounge benefits from more sliding doors onto the back garden, where natural light pours in.

### Bedrooms & Bathrooms

After heading up the stairs from the hall you are welcomed onto a spacious, carpeted landing area which connects the four bedrooms and main bathroom – all of which can be found in immaculate condition.

The master bedroom is of a stylish modern design with a grey colour scheme, and boasts a good amount of floor space as well as a three-piece en-suite. Your other three bedrooms are finished to similar styles with whites and greys complementing each other well. The main family bathroom features a three-piece suite including a walk-in shower, loo, and wash basin.

### Outside Areas

In addition to the fabulous open plan entertaining space inside, the garden provides a space equally as good for entertaining in the summer months! The garden is landscaped just perfectly, providing a good balance of lawn space and patio space. Picture this, the sun is shining, the BBQ is fired up, the drinks are chilled, and family and friends are just arriving for what will be a great summer's get together!

As well as the two lawns and patio in the corner, your picture-perfect back garden features a summer house and additional tiled area outside the sliding doors – a great spot to enjoy your morning coffee.

### Greenmount, Tottington & Ramsbottom

While the property is secluded on an enviable corner plot in Greenmount Village, with lovely scenic views of Holcombe Hill and Peel Tower, all the amenities you need are just a short drive away. The village of Greenmount features tea rooms and a local restaurant, and a great selection of shops, pubs and eateries can be found in the nearby Tottington and Ramsbottom, in addition to numerous good schools and transport links. If you're a keen golfer this spot is more than ideal too! Greenmount Golf Club is just a hop skip and a jump away – you have direct access to the course and club literally at the bottom of your street!

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## Area Map



## Floor Plans



## Energy Efficiency Graph

