



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		
	65	74
England & Wales	EU Directive 2002/91/EC	

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Croston Close Road, Bury, BL9 6TD

Offers Over £1,400,000

A SHOWCASE OF SOPHISTICATION AND STYLE

Nestled on Croston Close Road in Bury, this exquisite detached house is a true showcase of elegance and sophistication. Immaculately maintained, the property boasts breathtaking views and is designed to the highest standard, making it an ideal home for a growing family seeking versatile living arrangements.

The residence comprises a four-bedroom main house, complemented by a fully self-contained one-bedroom annexe, perfect for extended family living or as a guest suite. Both spaces are fitted with high-end, modern appliances, seamlessly blending country chic aesthetics with traditional features and contemporary style.

As you enter through the double original crittle doorways, you are greeted by a magnificent double height hallway with feature return stair case with the real wow factor. A living kitchen dining room of dreams, characterised by a vaulted ceiling that creates a sense of grandeur. This expansive area leads to a spacious balcony, perfect for hosting dinner parties or simply enjoying the long summer evenings while taking in the stunning surrounding vistas.

The property is set within meticulously maintained gardens, which culminate in a remarkable hosting area nestled within the ruins of a former building (folly). This unique feature adds a touch of charm and sophistication, reminiscent of the French Riviera, making it an enchanting space for entertaining guests or enjoying quiet moments in nature.

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 5  3  3  D

- Outstanding Detached Property with Additional Annexe
- Presented to Highest Standard Throughout
- Ample Off Road Parking
- EPC Rating D
- Five Bedrooms
- Stunning Gardens
- Tenure Freehold

Ground Floor

Entrance Hall

14'4 x 12'1 (4.37m x 3.68m)

Authentic Steel double glazed Crittall double front entrance doors, downlights, wall lights, exposed stone elevations, tiled flooring with underfloor heating, open to further hall and grand staircase to first floor.

Further Hall

9'6 x 3'4 (2.90m x 1.02m)

Central heating radiator, coving, tiled flooring, doors leading to WC, three bedrooms and bathroom.

Bathroom

10'11 x 7'4 (3.33m x 2.24m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash with mixer tap, corner panel bath with mixer tap, spotlights, partially tiled elevations, tiled flooring and door to bedroom three.

Bedroom Three

18'11 x 11'2 (5.77m x 3.40m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

14'10 x 10'9 (4.52m x 3.28m)

Central heating radiator, coving, spotlights, exposed beams, wood panelled elevations, fitted storage, wood effect flooring and UPVC double glazed French doors to rear.

Bedroom Four/Gym

14'7 x 11'0 (4.45m x 3.35m)

Central heating radiator, coving, spotlights, exposed beams, wood panelled elevations, double glazed French doors to rear.

WC

8'1 x 3'9 (2.46m x 1.14m)

Central heating radiator, dual flush WC, Villeroy & Boch vanity top wash basin with mixer tap, spotlights, extractor fan, tiled flooring and door to shower room.

Shower Room

11'0 x 7'9 (3.35m x 2.36m)

Central heated towel rail, Villeroy & Boch vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, partially tiled elevations, spotlights, extractor fan and tiled flooring.

First Floor

Galleried Landing

Crittall authentic window forming part of the double height front entrance doors, vaulted ceiling, exposed stone, double doors to bedroom one and double doors to open plan kitchen/living area.

Bedroom One

17'8 x 14'7 (5.38m x 4.45m)

Vaulted ceiling, exposed beams, television point, open to en suite and two UPVC double glazed French doors to balcony.

En Suite

18'4 x 7'9 (5.59m x 2.36m)

UPVC double glazed window, two central heating radiators, dual flush WC, twin vanity top wash basins with mixer taps, freestanding slipper bath with floor mounted mixer tap and rinse head, direct feed rainfall shower enclosed with rinse head, integrated TV, extractor fan, two feature wall lights, exposed beams, tiled flooring and open to dressing room.

Dressing Room

16'0 x 8'9 (4.88m x 2.67m)

Exposed stone elevations, exposed beams and fitted wardrobes.

Open Plan Kitchen/Living Area

35'3 x 26'5 (10.74m x 8.05m)

Double glazed picture window, two central heating radiators, vaulted ceiling and beam, range of panelled wall and base units, central island and breakfast bar with marble work surfaces, two integrated high rise AEG ovens and steam oven, AEG induction hob, inset ceramic sink with mixer tap and QETTLE boiling and filter tap, integrated Blomberg dishwasher, integrated AEG microwave, integrated full height fridge and freezer, television point, exposed stone elevations, Stovax wall inset log burning stove, wood effect flooring with underfloor heating, doors leading to sitting room, further landing and double glazed French doors to terrace.

Sitting Room

27'5 x 16'3 (8.36m x 4.95m)

Two UPVC double glazed windows, UPVC double glazed feature window, two central heating radiators, exposed beams and television point.

Further Landing

Doors leading to WC, office and stairs to utility.

WC

6'7 x 4'7 (2.01m x 1.40m)

Dual flush WC, vanity top wash basin with mixer tap, two feature wall lights and wood effect flooring.

Office

12'3 x 12'2 (3.73m x 3.71m)

Central heating radiator, exposed stone elevations, wood effect flooring and door to terrace.

Utility

26'11 x 11'2 (8.20m x 3.40m)

UPVC double glazed window, central heating radiator, high gloss base units with laminate work surfaces, four ring electric hob, two stainless steel sinks with mixer taps, integrated fridge/freezer and fridge, tiled flooring, doors leading to store and out to rear.

External

Laid to lawn garden with bedding areas, pond, access to partial ruins with bar and BBQ area and off road parking for numerous vehicles.

Annexe

Porch/Office

10'11 x 4'1 (3.33m x 1.24m)

Hardwood front door, double glazed windows, tiled flooring and open to kitchen/living area.

- Abundance of Living Space
- Breath-taking Views Surrounding
- Council Tax Band G

Kitchen/Living Area

20'2 x 18'0 (6.15m x 5.49m)

Double glazed picture window and triple glazed door to garden, part vaulted ceiling, wall and base units with laminate work surfaces, breakfast bar, integrated high rise Cooke & Lewis combi oven and microwave, four ring gas hob, stainless steel sink with mixer tap, integrated fridge freezer, integrated dishwasher, spotlights, exposed stone elevations, wood effect flooring with underfloor heating and open to hall.

Hall

Fitted storage, doors leading to bedroom one and shower room.

Bedroom One

12'9 x 12'3 (3.89m x 3.73m)

Two UPVC double glazed windows, spotlights, wood effect flooring with underfloor heating and open to dressing room.

Dressing Room

12'3 x 4'8 (3.73m x 1.42m)

Spotlights and wood effect flooring with underfloor heating.

Shower Room

11'1 x 4'4 (3.38m x 1.32m)

Central heated towel rail, dual flush WC, vanity top granite wash basin with waterfall mixer tap, direct feed rainfall shower with rinse head, partially tiled elevations, extractor fan, spotlights and tiled flooring.

External

Courtyard with gravel chippings, BBQ, seating area and water feature.



Tel: 01617510340

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