



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Claybank Drive, Bury, BL8 4BU

£450,000

SPACIOUS FOUR BEDROOM DETACHED IN TOTTINGTON

Nestled in the desirable area of Claybank Drive, Tottington, Bury, this impressive detached house offers a perfect blend of comfort and style. With four generously sized bedrooms, two of which boast their own ensuite bathrooms, this property is ideal for families seeking both space and privacy.

Upon entering, you are greeted by a spacious reception room that flows effortlessly into a charming dining area, creating an inviting atmosphere for entertaining guests or enjoying family meals. The well-equipped kitchen is designed for practicality, making it a joy to prepare meals and gather with loved ones.

One of the standout features of this home is the stunning conservatory, which provides a bright and airy space to relax and enjoy the views of the beautifully maintained gardens. The gardens, laid to lawn both at the front and back, offer a serene outdoor retreat, perfect for children to play or for hosting summer barbecues.

For those with multiple vehicles, the property includes off-road parking for several cars, conveniently located in front of the garage. This feature adds to the overall appeal of the home, ensuring that parking is never a concern.

Claybank Drive, Bury, BL8 4BU
£450,000

**4**

**3**

**2**

**C**

- Detached Property
 - Two Reception Rooms
 - Off Road Parking And Garage
 - EPC Rating; C

- Four Bedrooms
 - Contemporary Fitted Kitchen With Appliances
 - Tenure: Freehold

- Three Bathroom (Two Of Which En-Suite)
 - Well Maintained Gardens
 - Council Tax Band: D

Ground Floor

Hall

13'9 x 3'7 (4.19m x 1.09m)
UPVC double glazed frosted entrance door, central heating radiator, smoke alarm, coving, wood effect flooring, stairs to first floor and doors to reception room one, kitchen and WC.

Reception Room One

13'9 x 11'3 (4.19m x 3.43m)
UPVC double glaze leaded bay window, central heating radiator, coving, living flame gas fire, marble effect hearth and surround and oven access to reception room two

Reception Room Two

10'5 x 8'9 (3.18m x 2.67m)
Central heating radiator, coving and UPVC double glazed sliding door to conservatory.

Conservatory

9'11 x 8'4 (3.02m x 2.54m)
UPVC double glazed windows, wood effect flooring and UPVC double glazed French doors to rear.

Kitchen

17'5 x 10'5 (5.31m x 3.18m)
UPVC double glazed window, upright central heating radiator, spotlights, wall and base units, wood effect worktops, composite sink with draining board and mixer tap, integrated oven, four ring induction hob, extractor hood, integrated fridge freezer, integrated freezer, integrated washing machine, integrated dishwasher, integrated microwave, island, storage, tile effect flooring, door to garage and UPVC double glazed French doors to rear.

Garage

9'3 x 8'2 (2.82m x 2.49m)
Up and over door.

WC

4'9 x 2'9 (1.45m x 0.84m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap and wood effect flooring.

First Floor

Landing

9'11 x 6'10 (3.02m x 2.08m)
Loft access, coving, doors to four bedroom and bathroom.

Bedroom One

12' x 11'2 (3.66m x 3.40m)
UPVC double glazed leaded bay window, central heating radiator, fitted wardrobes, wood effect flooring and door to en suite.

En Suite

7'8 x 3'3 (2.34m x 0.99m)
UPVC double glazed frosted window, central heated towel rail,

spotlights, dual flush WC, wall mounted wash basin with mixer tap, direct feed walk-in rainfall shower with rinse head, extractor fan and wood effect flooring.

Bedroom Two

12'6 x 9'1 (3.81m x 2.77m)
UPVC double glazed bay window, central heating radiator, spotlights and door to en suite.

En Suite

9'1 x 5'3 (2.77m x 1.60m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, wall mounted wash basin with mixer tap, direct feed rainfall shower with rinse head and wood effect flooring.

Bedroom Three

11'3 x 8'10 (3.43m x 2.69m)
UPVC double glazed window, central heating radiator and fitted wardrobes,

Bedroom Four

6'11 x 5'9 (2.11m x 1.75m)
UPVC double glazed window, central heating radiator, coving and wood effect flooring.

Bathroom

8'4 x 6'9 (2.54m x 2.06m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top washed basin with mixer tap, P shaped panel bath with mixer tap and direct feed shower over, storage, tiled elevation and tile effect flooring.

External

Front

Laid to lawn and block paved driveway leading to garage.

Rear

Enclosed laid to lawn, paving and bedding areas.



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