MCDERMOTT & CO

THE PROPERTY AGENTS

## £695,000

The Olive, Plot 25 Bluebell Meadows, Woodhouses Village, Failsworth, Manchester, M35 9UA

# The Olive, Plot 25 Bluebell Meadows, Woodhouses Village, Failsworth, Manchester, M35 9UA

Bluebell Meadows, nestled within the idyllic setting of Woodhouses village surrounded by the serene beauty of Blue Bell Woods. Plenty to offer in terms of schools, pubs, restaurants, golf clubs & much more. Escape to the surrounding areas & witness the breath taking landscapes of the Peak District National Park. Picturesque countryside surrounds this quaint village doubled with the vibrant energy of Manchester just 5 miles away, it really does offer both the countryside & city life on your doorstep.
The exquisite development situated in a serene enclave, with 27 modern and luxurious homes, this tranquil haven is perfect for young professionals & families, Bluebell woods is a community where people can enjoy high quality living & beauty of nature combined.

Plot 25 'The Olive' boasts a 4 bedroom detached property with an internal living area of 1656.99 sqft. Set over 3 floors the stunning and superior dwelling consists of living room, open plan kitchen/dining, utility, downstairs WC, to the first floor Principle bedroom with en-suite, bedrooms 2, 3 and 4 and family bathroom. To the second floor is a office and separate TV room both could be used as further bedrooms.

**Entrance Hall**

**Lounge**
10'3 x 22'9 (3.12m x 6.93m)

**Kitchen/Diner**
11'2 x 21'7 (3.40m x 6.58m)

**Downstairs WC**
5'10 x 4'7 (1.78m x 1.40m)

**Utility**
6'6 x 4'7 (1.98m x 1.40m)

**Stairs to First Floor**

**Principal Bedroom**
11'4 x 11'3 (3.45m x 3.43m)

**En-suite**
7'0 x 5'8 (2.13m x 1.73m)

**Bedroom Two**
10'4 x 11'3 (3.15m x 3.43m)

**Bedroom Three**
12'11 x 11'1 (3.94m x 3.38m)

**Bedroom Four**
7'7 x 10'0 (2.31m x 3.05m)

**Family Bathroom**
7'8 x 6'2 (2.34m x 1.88m)

**First Floor Landing**
Stairs off to second floor

**Office**
11'3 x 10'9 (3.43m x 3.28m)

**TV Room**
7'5 x 10'9 (2.26m x 3.28m)

**External**

**RESERVATION**
Contact our dedicated team to discuss the reservation process and fee applicable per plot.

**Your Specification as Standard**
Construction
*concrete reinforced foundations
*suspended concrete insulated ground floors
*traditional construction masonry walls with high level insulation
*exterior treatments of mixed multi tumble faced brickwork
*strong traditional stonework
*accent render elevations
*smooth stonework contrasting features to facades
*roof finishes fibre cement slate effect tiles

External Finishes
*block paved driveways
* block paved or flagged patio areas & paths
*turfed area to rear gardens
*light & power to garage
*external wall mounted lights to front & rear of property
*timber fencing to rear & dividing boundaries

Windows & Doors
*windows to be high efficiency uPVC double glazed units anthracite grey exterior white interior finish
*front door to be composite doors insulated with a multi point locking system
*aluminium bi-folding doors to rear of units where indicated
*steel or composite up & over garage doors where indicated
*internal doors to be modern white doors with brushed chrome finished ironmongery

Floor Finishes
*wood effect floor finishes to ground floor for warm modern feel
*carpet finishes to stairs, landing and all bedrooms
*ceramic tile flooring to bathroom and en-suites

Decorative Finishes
*clean modern plastered wall finishes in fresh modern colour scheme
*smooth ceilings throughout finished with white emulsion
*woodwork to be painted white for clean look
*square cut skirting boards & architraves

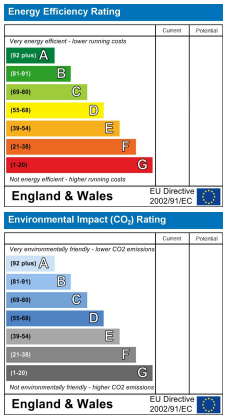
Kitchens
*stylish modern kitchens featuring high gloss handleless doors with soft close mechanism
*solid surface worktop with matching upstands with glass or tiled splash back to hob area
*energy efficient A rated appliances
*induction hob
*stainless steel 1.5 bowl sink with chrome mixer tap
*kitchen style and specification may vary depending on house type and layout, please speak with us for further information

Utility Room
*stylish modern kitchen units
*solid composite worktops
*stainless steel bowl sink with chrome mixer tap
*style and specification may vary depending on house type and layout, please speak with us for further information

Bathrooms & En-suites
*contemprary white sanitary ware with stylish chrome or black mixer taps & showers
*back to wall WC with concealed cistern eco flush & soft close seats
*full height tiling to shower areas
*low profile shower trays & glass shower screens
*heated chrome / black towel rails
*cermaic tiled flooring & part height to main areas

Heating & Water
*energy efficient sustainable air source heat pumps
*under floor heating to ground floor areas

## Directions

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