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WALSHAW BROOK CLOSE

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W A L S H A W



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Tucked away just off the main road, in the pretty rural village of Walshaw, lies Walshaw Brook Close, a peaceful cul-de-sac with a 'village of the year' feel in its neat driveways and immaculately presented gardens.

In a quiet corner, discover Number Nine, a fully-equipped, four-bedroom family home in which every aspect has been carefully planned and completed to the owner's taste.

Welcome to a home that has been cherished and loved dearly, as evidenced in its high-quality finish. A home ready and waiting for its next chapter to begin...

Pull through the secure, gated entrance and onto the amply-sized resin driveway with space for four cars. A single garage with up and over door adds an extra parking option.

Trees and mellow curve-topped fencing provide an immediate feeling of shielding and privacy. To the right, a pretty gravelled garden greets the contemporary front door with its central section of smoked glazing. Window boxes and hanging baskets filled with flowers bring additional cheer to this charming red-brick home.

## WELCOME HOME

Enter into a broad and light Z-shaped entrance hall, where richly-toned Amtico flooring extends underfoot, complementing the lighter tones in the walls. An inviting space with plenty of room for a telephone table and other furnishings.

Hang coats and stash footwear in the cloakroom to the right, which leads on to a fully-tiled WC in tones of crisp white and black. Private and surprisingly spacious for a downstairs washing convenience, a pretty band of reflective tiling helps to distinguish this space.

Returning to the entrance hall, sneak a peek through the door on the left, which provides internal access to the garage. Built-in shelving is a bonus for DIY aficionados and tinkerers of all trades.

Continue along the hall, passing by the open and light spindled staircase on your route to the dining room, discovered just beyond and on the left.

Light, spacious and decorated in neutral tones with a feature wall of subtle shimmering patterns, where better to celebrate with family and friends?

Whether sitting down to Sunday dinner with your closest relatives or celebrating birthdays and Christmas with extended family, this room has the perfect balance of fun and formality.





## STYLISH LIVING

Overlooking the leafy front, light flows in through the broad windows and is reflected in the smoked glass of the door panels.

Take the next door on the left and enter into the lavish living area, an expansive space decorated in soft putty tones with a splash of soothing marine.

Currently set up with two large separate sofas and an armchair, there is so much room for all your favourite furniture in here.

Cosy up, on winter evenings, in front of the gas fire set within its sleek, white stone surround, the perfect match for the light-toned Amtico floor.

Light flows in through the wall of windows and French doors to the far end, which open out onto the colourful Indian slate patio and manicured garden; a delightful extension of the house in the warm summer months.

## DECADENT DINING

At the end of the entrance hall, follow your nose through into the heart of the home: the family-friendly and supremely spacious breakfasting kitchen.

Gleaming cream units across the walls offer an abundance of storage space in the form of drawers and cupboards, above and below the glinting quartz worktops.

Designed for comfort and convenience, spend those vital snatches of time between work, after school clubs and other commitments together as a family in a space that is perfect for the demands of modern living.

The breakfast bar is ideal for brunch on the go or for completing homework tasks with parental help on hand during dinner preparations; a truly social space. Overhead, a suspended crystal pendant adds an opulent twist to the contemporary spotlighting throughout.

Mirroring the rich tones of the quartz in the worktop and splashback, cocoa-toned, hardwearing Karndean flooring coats the floor underfoot. Inset into the worktops and units is an array of Neff appliances including separate fridge and freezer, washing machine, tumble dryer, dishwasher, sink, gas hob and double oven with microwave and warming drawer.





## UNIQUE CHARACTOR

Returning to the entrance hall, follow the gentle curve of the white spindled staircase up to the wide, light-filled landing to discover the selection of soothing bedrooms to be found in this ready-to-move into family home.

Slip through the door immediately on the right and into a unique and characterful bedroom. Unlike many 'afterthought' fourth bedrooms, this room's functionality has been clearly thought out and finished with flair.

Surprisingly serviceable for the most diminutively sized bedroom in the home, it doubles as both a guest chamber and a home office; both purposes sewn seamlessly together through the use of colour.

Highlights of glossy red feature in the wallpaper and furnishings, which include a sofa, and built in corner desk alongside fitted wardrobes to either side of the single bed. Muted neutral tones soften the picante of the red for a stylish, yet soporific, effect. Through the window spy the leafy driveway and manicured gravel garden with its collection of exotic looking palms and cordylines.

More bedroom beauty awaits through the second door on the right, where bedroom three awaits.

## CONTEMPORARY CHIC

Fitted with glossy full-height wardrobes and a stylish feature wall of striped wallpaper, the feather in the cap of this spacious double bedroom is its peaceful, tree-lined views over the impeccably manicured rear garden.

For the ultimate in rest and relaxation, step across the landing and into the master bedroom, where convenience comes as standard once more with a selection of chic fitted furniture finished in a light grey gloss including a central mirrored wardrobe and corner dressing table.

Providing an attractive backdrop to the large, four-poster bed, a feature wall of shimmering leaf effect is illuminated by the elegant wall sconce lighting.

Light also flows through from the breadth of windows which frame private views of the immaculate rear garden.

When it's time to freshen up, step through into the thoroughly modern en-suite. Tiled in slate with anthracite grey touches in the contemporary radiator and glossy vanity units, lightness pervades through the spotlight-dappled white plank-effect ceiling.

Enjoy some you time and refresh in style in the full-width, glass fronted, walk-in shower with drench head.

Also fitted with a WC and floating wash basin with storage drawer beneath, an LED mirror adds further illumination.





## ROOM TO GROW

Continue on to find bedroom two, another roomy double replete with a selection of fitted wardrobes, desk and dressing table finished in a glossy cherry glaze. Through the window, serene country village views of the quiet cul-de-sac with its neat fencing and trees reign supreme.

Lastly, arrive at the family bathroom - a magnificently-sized space decorated in soothing beach tones, with light sandy-toned tiles to the walls and matching antico floor.

Sink back into the deep, centrally filling tub as the water splashes down from the swan neck tap and soak your worries away. A separate shower is on hand too, alongside a WC and wash basin, all gleaming white beneath the inset spotlighting overhead.

Outside, a glorious wraparound garden awaits. Outside the living room to the rear, an Indian stone paved patio extends, providing a spacious arena for two or more seating areas.

Beyond awaits a spacious and immaculately landscaped garden featuring a perfectly-manicured striped lawn, high privacy hedging and perfectly pruned trees and topiary shrubbery tucked into a neatly gravelled border.

Established hedging draws wildlife to the garden; relax in the sunshine with a refreshing drink to nature's soundtrack of birdsong all day long in this serenely secluded garden.

## OUT & ABOUT

Step outside and explore the idyllic surroundings within imminent reach of Number Nine, Walshaw Brook Close.

For those with children, the nearby Elton High School is of fine local repute, its recent refurbishments and improvements earning it a rating of 'Good' in its most recent Ofsted inspection.

For stunning views and bracing walks or a leisurely stroll out with the dog why not explore the countryside of Elton Country Park, or head out to White Head Lodges?

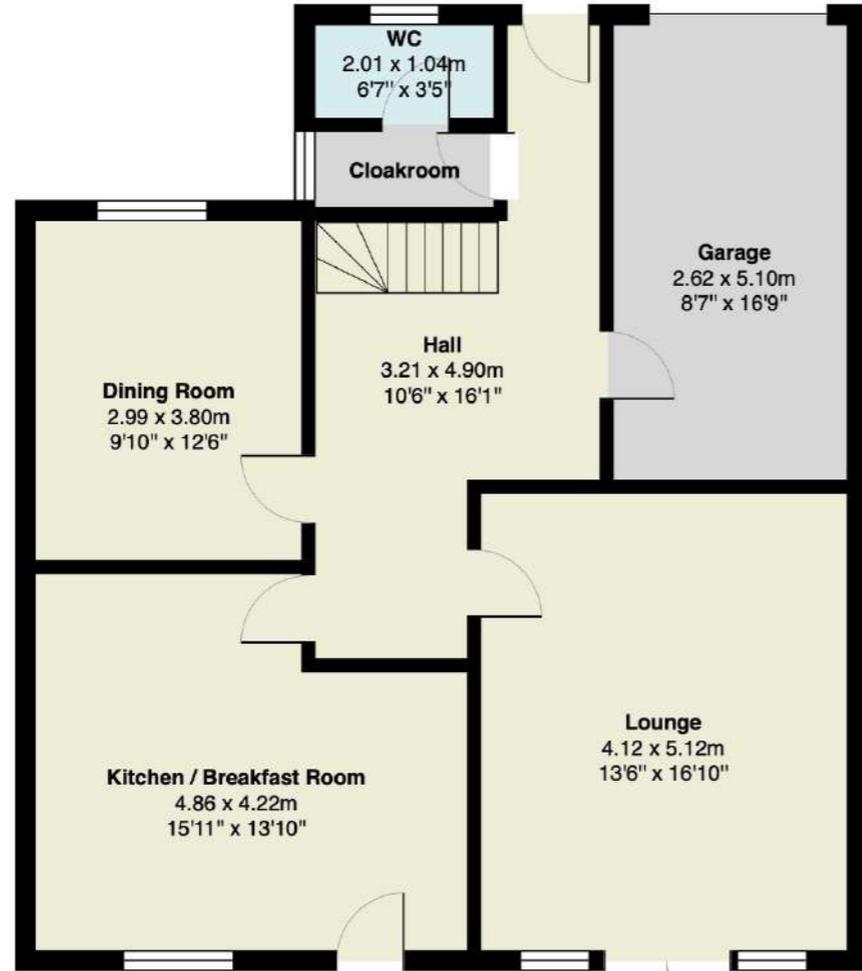
Leave the car at home and support local, with a number of shops located just around the corner. Pick up a bottle of bubbly for that special occasion from the local off licence or pick up the ingredients for an extra special dinner in at the local deli, only minutes' walk away.

For a more robust gastronomic experience consider dining out at Rapallo, a local Italian restaurant in walking distance from your home.

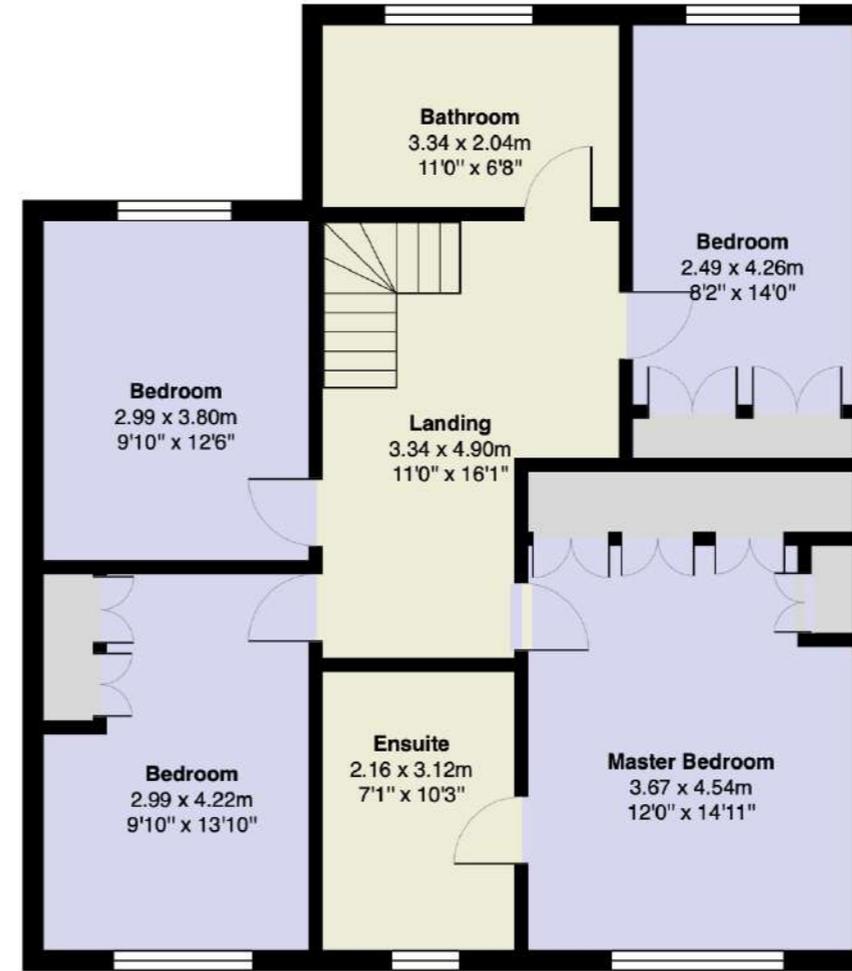
Take a turn along the high street and find yourself in the Victoria, a family-friendly pub with a true community which regularly hosts community-led events such as crafting clubs, book clubs and musical matinees. They also serve a range of gins and cask ales as well as serving up a selection of meals using locally sourced produce.

Sated and satisfied with your sampling of local life, head back home to Number Nine, Walshaw Brook Close, the consummate family home with all the comforts and conveniences you need for contemporary living.





Area: 88.0 m<sup>2</sup> ... 947 ft<sup>2</sup>



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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	80

FINER DETAILS

- Freehold
- Council Tax Band: F
- Alarm and CCTV
- Boiler location Garage
- Double glazed throughout
- Off road parking for four vehicles and a garage
- Walks from your front door
- 10 minutes to Bury town centre - Metrolink
- 15 minutes to the m66 motorway leading to M60, M62 and M65

