



No.12
ROTHBURY CLOSE

BURY



No.12 ROTHBURY CLOSE BURY

Comfort, convenience and easy living combine on the peaceful Rothbury Close, at No. 12.

Park up on the paved red brick driveway, whose curves hug the golden gravelled ornamental front garden, embellished by pretty planting, and make your way to the front door.

Step inside, taking your shoes and coats off in the handy porch, before opening the glazed, internal door through to the entrance hall. On rainy days, the door to the right provides direct access through from the integral garage; handy when returning home with the shopping in inclement weather.

Light and bright, the living room is located through the door on the left. Carpeted and cosy, this spacious room is dressed in sunny tones, and a large window frames pleasant views out over the landscaped front garden and quiet residential close ahead. On winter evenings, snuggle up in front of the multifuel stove and draw the curtains for a cosy night in front of the television with loved ones.

A Home with Flow

A home with great flow, a second glazed door from the living room delivers you back out into the hallway, where the stylishly tiled family shower room is nestled on the left. Tiled underfoot and to the walls in spa-feel buff tones, a large walk-in shower is accompanied by a white heated ladder towel rail in easy reaching distance. Built-in furniture accommodates the wash basin vanity unit and WC. Across from the shower room, open the door to discover a storage cupboard, handy for all the cleaning essentials.

Conveniently located close to the shower room is the master bedroom. Carpeted in soft sandy tones, with refreshing teal tones to the feature wall, this large bedroom contains lightly-toned fitted wardrobes, curving into the corner by the double bed. Plenty of storage is available in the wardrobes and accompanying bedside furnishings, ensuring a clutter free space for sleep. Wake up to beautiful views out over the rear garden, landscaped to include planting, a feature circular lawn and gravelled walkways and borders.

Next door on the left, the second double bedroom is dressed in soothing café au lait tones, carpeted underfoot and also soaking up fabulous garden views. Fitted wardrobes once more harmonise with the bedside furniture, proffering plentiful storage.





Entertaining Haven

Continue around the easy flow horseshoe layout of the home to arrive at the family kitchen, where a glazed door opens to a large open-plan dining room-kitchen. Dressed in fern tones to the walls, there is ample space for a dining table to the right, with an office area set to the left. A door reveals another useful storage cupboard, handy for games, tablecloths and other sundries.

Glazed double doors open into a sunny garden room conservatory, framing views out over the garden. Relax on a summers day with the doors open and a refreshing glass of your favourite tipple. Blinds to the windows control the light flow. Connecting seamlessly, continue through into the kitchen, which looks out over the dining room. Cream cabinetry houses all the culinary essentials, with plentiful preparation space on the granite worktops. Splashback tiling in earthy tones complements the colour scheme. Integrated appliances include fridge, dishwasher and stainless-steel sink set beneath a window looking through into the conservatory.

Versatile and easy in its layout and flow, this is an adaptable home with space for family to come together or to enjoy quiet times individually.

On Your Doorstep

Everything is at your fingertips at No. 12, Rothbury Close, including the local Co-op for all the everyday essentials, health centre, chemist, Post Office, butcher, launderette and hairdresser - all a ten minute stroll away and less than five minutes in the car.

Dine out at a number of local establishments, including Casalingo and Rapallo, your local Italian restaurants, or enjoy traditional pub grub and a Sunday roast at the Black Bull. The Black Bull and The Rose & Crown are the local pubs, an easy walk away. Head into Bury to sample Thai cuisine at Pen Thai.

On the cusp of Bury's entertainment venues and leisure facilities, why not sample the sailing on offer at Elton Sailing Club at Elton Reservoir or join one of the many gyms and fitness clubs in the area. Harwood and Brightmet Golf Clubs are also only a short car journey away.

Enjoy the rural spots in the locale, with the Burrs Country Park easily accessible in under 15 minutes by car.

Families are well placed here, with a number of schools in the vicinity including Lowercroft Primary School and Chantlers Primary School, rated 'Good' by Ofsted, only five minutes' walk away. Greenhill primary school is next to the shops. Bus stops are close by with buses to Bury, Manchester and Bolton.

For a spacious, versatile home with easy flow, open-plan living and beautiful landscaped, low maintenance gardens, book your viewing for No. 12, Rothbury Close, today.



Whitehead Lodge

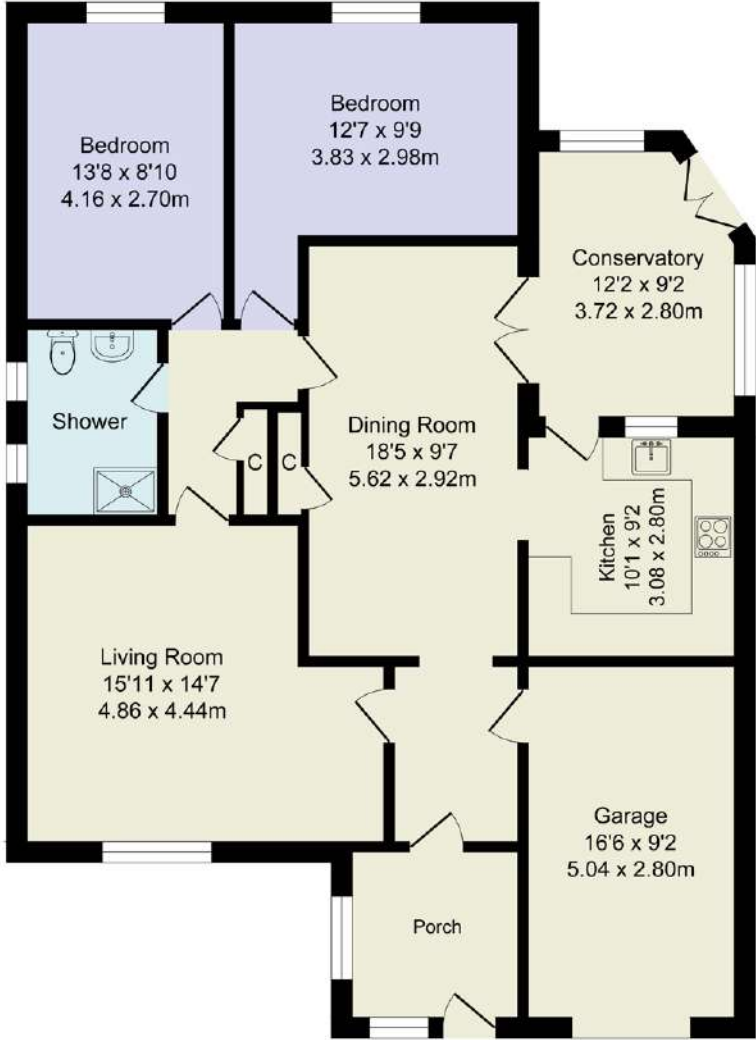


Elton Reservoir

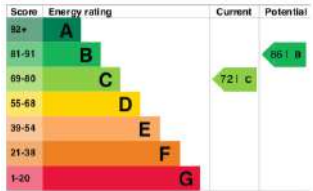
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Approx. Floor
Area 1308 Sq.Ft
(121.5 Sq.M.)



Total Approx. Floor Area 1308 Sq.ft. (121.5 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Sunshine, Shelter & Shade

Step outside from the conservatory, where a patio is bathed in sunlight throughout the day. Manageably sized and low maintenance, this carefully landscaped garden offers plenty of interest throughout the seasons, featuring a greenhouse and summerhouse, ornamental circular lawns and planted borders.

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WAINWRIGHTS
ESTATE AGENTS

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