



Springwater Avenue

— HOLCOMBE BROOK —



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Striking a contemporary pose in Holcombe Brook is the individually designed, detached home of No. 28, Springwater Avenue. Poised on the cusp of both Bury and Ramsbottom, this accessible and spacious family home holds as pleasing an appeal inside as it does kerbside.

Park up on the large, flat driveway where there is ample parking, alongside an integral garage, currently utilised as a gym. Anthracite grey fascias and window frames add modern flair to the front, alongside feature wooden cladding.



Illuminated Spaces

Make your way to the front door and in through the porch to the entrance hall. To the left, freshen up in the downstairs cloakroom with wash basin and WC. There is also access from here to the integral garage; ideal for storage, cars or potentially conversion into an additional reception room.

From the front door, flow through to the right, into the warm and welcoming lounge. Light serenades the space through the broad, box bay window to the front, with stylish cascading exposed-bulb feature lighting accentuating the tiled design of the chimney breast. Inset within, a feature fire suffuses the lounge with warmth. Perfect for winter evenings snuggled up on the sofa. Overhead, spotlighting sits flush within the ceiling. Carpeted and cosy, there is ample space for several sofas or armchairs, whilst feature wallpaper harmonises with neutral decor.

Next door, discover the sitting room, currently accommodating a large L-shape sofa, it serves as the ultimate movie room, for weekends watching the latest box office hit with the family. Situated next to the kitchen and with views of the garden through the window, this versatile room could easily serve as a home office or playroom.





Contemporary Living

Ahead from the front door, discover the breathtakingly-designed kitchen-diner, a natural, contemporary hub of the home. Gleaming large rectangular grey flooring reflects light flowing in through the wall of bifold windows, opening out to the rear decking.

Above the central island, brimming in storage, a trio of smoked glass pendant lights adds ambient glow. Within the island, where there is breakfast bar seating to the far end, discover an undermounted sink with swan neck tap and an induction hob alongside plentiful preparation space.

To the far wall, glossy grey cabinetry proffers further storage whilst also housing a bank of ovens. Discover a utility room and walk-in pantry tucked to the side, where there is plumbing for a washer-dryer, an American style fridge-freezer and additional storage. White walls are complemented by a zesty yellow feature wall, beneath which built-in seating is set into a corner beneath a duet of high windows and before a dining table - perfect for family mealtimes and completing homework whilst dinner is prepared. A trio of suspended pendant lights add aesthetic allure to this cosy corner.





Sweet Slumber

Returning to the entrance hall, take the stairs up to the first-floor landing, where the master bedroom lies directly ahead. Embellished in wholesome zesty apple green to the walls, a chic vertical radiator issues warmth throughout this bedroom, carpeted in cream. A feature wooden bed head runs the width of the wall beneath the window, containing wall-mounted bedside table and plug sockets, whilst pendant lights to either side of the double bed are suspended at the perfect eye level for bedtime reading. A walnut-toned wooden partition opposite the bed houses a television, whilst also serving to separate the bedroom from the dressing area beyond, fitted with shelving, drawers and hanging space for all your clothes and ensuring a clutter free bedroom.





Refreshing Details

Refresh and recharge in the ensuite, featuring a shower with drench head, wash basin bowl set atop vanity unit storage drawers, and a WC.

Continue along the landing to arrive at bedroom two, dressed neutrally in white walls and grey flooring. There is plenty of space for furnishings alongside a double bed.

Next door, discover bedroom three, dressed in similar tones of soft grey and crisp white with feature modern mustard wallpaper to the bedhead, and delightful views out over the garden and to the distant hills. A wall of mirrored fitted wardrobes amplifies light whilst also providing plenty of storage.

Sunshine & Shade

Soak up the sunshine on the rear decking, accessed from the kitchen's bifold doors, which open fully to blur boundaries between the indoors and out in the summer months. Enjoy endless evenings entertaining, holding family barbecues and savouring peaceful aperitifs in the privacy of your own garden sanctuary.

Mature trees attract wildlife, and also screen the freestanding garden pod which provides self-contained accommodation, featuring a shower room, kitchenette and bedroom with space for a sofa. Consider the potential to use this clever construction for a home office, guest accommodation or even AirBnB. Neat paving extends in front of the pod to a section of lawn.





In the Village

Situated within easy walking distance to local schools and shops, No. 28 Springwater Avenue is perfectly placed for those with growing families. Several schools are within a five-minute drive including Greenmount Primary School, Woodhey High School and Holcombe Brook pre-school.

Also located close to bus routes, motorway networks and only a short distance from the town centres of both Ramsbottom and Bury, this home is handy for commuters. Railway stations close by include Bury and Bromley Cross.

Conveniently located close to a range of useful amenities, shops and supermarkets including Co-op and Hawkshaw Village Store, are only moments away, whilst Holcombe Brook Post Office is a mere stroll down the road.

Amble up Holcombe Hill and reward your endeavours with afternoon tea at Holcombe Tea Rooms, or with a pint and a meal at The Hare and Hounds. For evening cuisine and a quirky vibe, Hoysters on Bolton Road West offers a selection of tapas and cocktails.

For those looking to take up a sporting pursuit, Holcombe Brook Sports and Tennis Club is just down the road. Greenmount Golf Course is also but a short drive away, ideal for unwinding after a busy week at work.

Families searching for a contemporary and stylish, spacious home, close to schools and amenities, with ample space for home working, will find their match at No. 28, Springwater Avenue, Holcombe Brook.

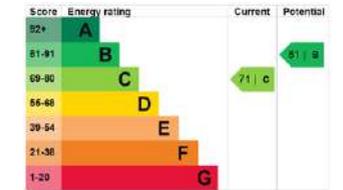
Total Approx. Floor Area 2277 Sq.ft. (211.5 Sq.M.)

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



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