



GREENACRES

— Edgworth —



Tucked away along a quiet cul-de-sac, on an exclusive development, discover Greenacres, the largest plot amongst these highly sought-after homes, built within the grounds of Greenthorne House, the original residence of the Barlow family, in the pretty village of Edgworth.

  
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Pull up on the private driveway, where there is ample parking for up to six cars along its gravelled breadth. Established planting and mature trees create a sheltered screen of greenery for privacy and providing pretty views.

Step inside, hanging your coat and stashing away your boots. Freshen up in the handy cloakroom on the left, where fitted cabinetry encompasses the WC and wash basin, providing useful storage and a contemporary clean line finish. Sleek tiling underfoot continues through as a glazed oak door opens to the inner hall. Instantly sense the homely welcome of this easy flow, spacious family home, decorated in warm, neutral tones.

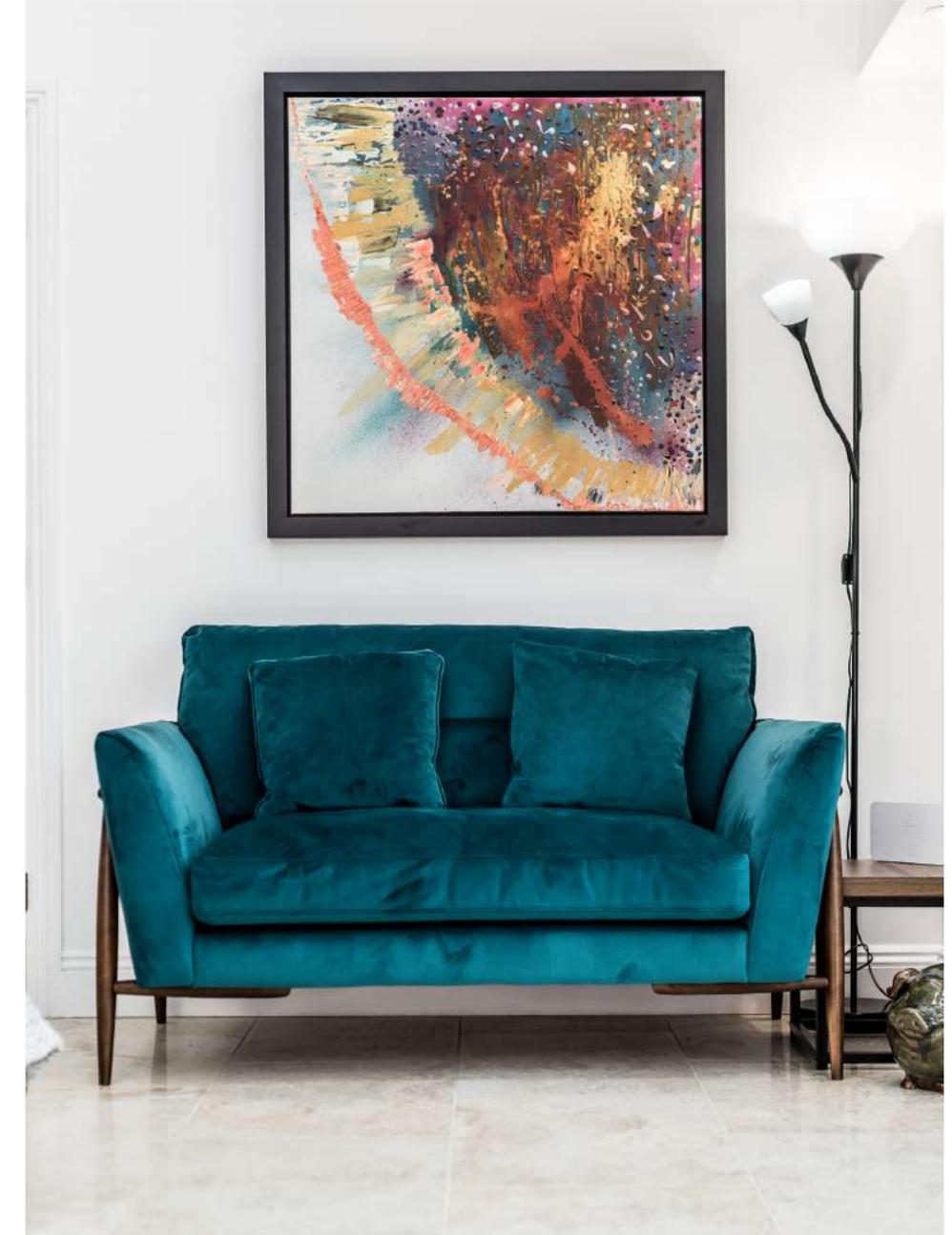


## Go with the Flow

Open and airy, there is ample space beneath the stairs for a pram. Note the finer details, the chrome sockets and switches; no expense has been spared in the enhancements made to this handsome home.

Sneak a peek through to the large, integral, double garage, with electric up and over door. With a large window to the side, planning permission has been granted to convert and expand this area, alongside the construction of a separate double garage, plans of which are available to view.

Across the inner hallway, glazed double doors open up to the heart of the home; the bountiful and bright open-plan kitchen-diner-family room where warmth emanates from the underfloor heating, creating a cosy and inviting atmosphere.





## Family Goals

Hand painted, creamy cabinetry is topped with black granite worktops, housing an array of built-in Siemens appliances including four ovens, a microwave and steam oven, ground coffee maker, six-ring ceramic hob with retractable 'expel air' and American style fridge-freezer with plumbed water/ice dispenser. A kitchen where family life is simplified, retractable power sockets with USB inputs ensure your family remains connected, whilst a handy wine fridge, perfect for enjoying a glass of wine as you prepare dinner, is conveniently within easy reach of the central island, with its undermounted Belfast sink and grooved drainage. A handy utility room houses the washer, dryer, a second undermounted sink inset within the granite worktop, and offers access out to the garden via a stable door.





## Refined Dining

Dine casually at the breakfast bar or at a large dining table, soaking up views of the glorious, private garden beyond, framed by the bifolding doors which open to create a seamless flow between the indoors and out. Ideal for balmy summer days, where the wine flows and the barbecue sizzles. Step outside onto the expansive, elevated stone patio, where unbroken views extend over the garden and countryside beyond.

Along the patio a second set of bifold doors open to the sunny garden room, where a series of Velux windows frame blue sky views above, suffusing the space in light. Reconnecting via a static glass window and glazed double doors to the living room, the easy connectivity of this home makes it ideal for parties and entertaining.





## Relax & Unwind

Sink into relaxation in the living room, where new woodgrain flooring extends underfoot. Brimming with brightness, borrowed light from the garden room and large arced windows to the front ensure a living space saturated by natural light. Snuggle up on the sofa in front of the marble fireplace, set within a feature wall of French Grey wall and settle down for the evening in front of your favourite shows.

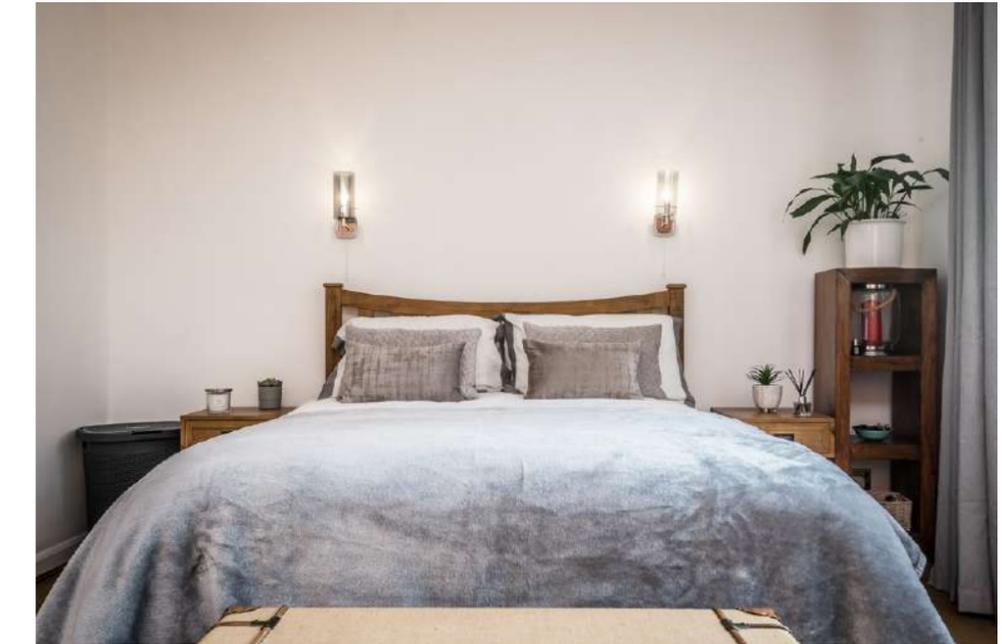
Returning to the entrance hall, take the carpeted staircase up to the first-floor landing, where rich Amtico flooring presides underfoot.





## Bedroom Bliss

Turning left, discover the first of four bedrooms, coated in woodgrain laminate flooring. A bank of walnut fitted wardrobes provides a profusion of storage space, whilst a broad front window frames views out over the greenery of the quiet cul-de-sac to the front. Crisply dressed in white, wall mounted bedside lights sit to either side of the king-size bed. Revive your senses in the private ensuite, where a large walnut vanity unit houses a wash basin and a wet-room style walk-in shower offers refreshment beneath the rainfall head. There is also a handheld showerhead attachment. Sandy tiles with a spritz of grey coat the walls and floor for a spa-like feel, warmed by underfloor heating.

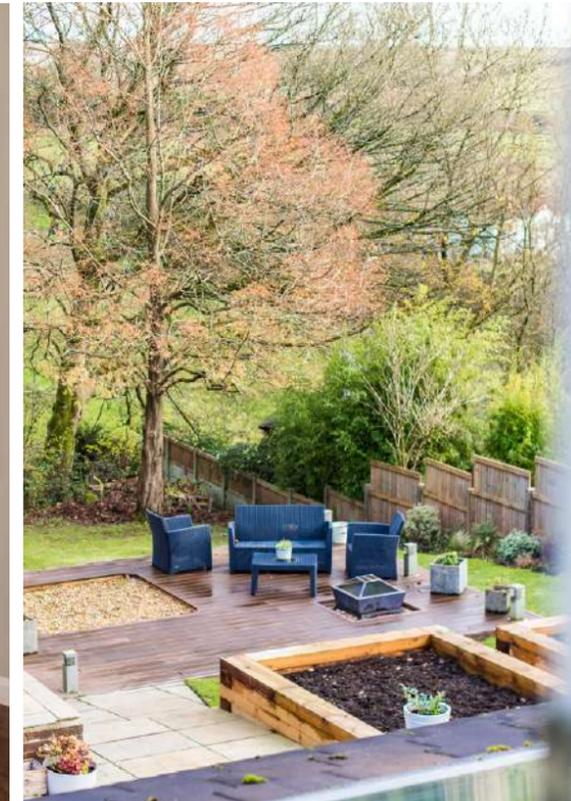




## Room for All

Turning right from the top of the stairs, discover a second, spacious double bedroom, where a wide window captures blissful views out over the woodland and countryside beyond. Sense the privacy of this relaxing bedroom, with Amtico flooring underfoot.

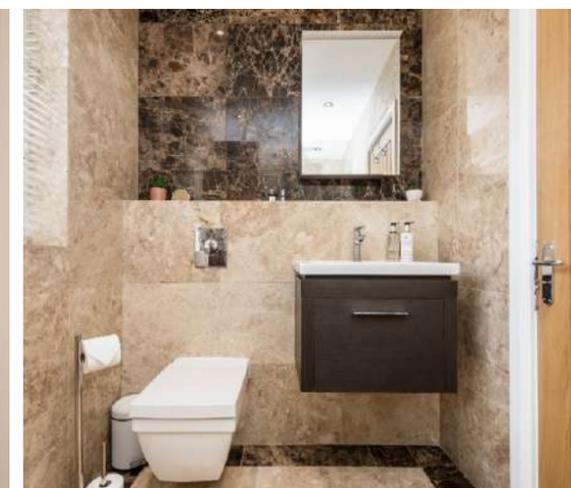
Continue along the landing, where next door, another sumptuous double bedroom flexibly serves as an office. Amtico flooring adds warmth and style, with blinds fitted to the window looking out over the garden and stunning countryside beyond. There is ample space in here for all your furnishings.



## Rest & Retreat

A deep, louvred airing cupboard along the landing precedes the final bedroom ahead. Abundantly-sized and furnished in an array of fitted wardrobes and drawers, sneak a peek of the refreshingly refurbished ensuite. Tiled in gleaming, polished two-toned marble with mosaic patterned tiled to the floor of the wet-room walk-in shower with tiled in seat, refresh beneath the drench showerhead, with handheld attachment. A walnut wash basin with vanity unit storage is also fitted alongside a WC.

Also offering relaxation and refreshment is the family bathroom, with a walk-in shower, separate bath, WC and wash basin.





## Room to Grow

Outside, the garden soaks up the sunshine. Utterly private and not overlooked, the garden extends to a small woodland, with open fields beyond for idyllic views and vistas of nature and wildlife.

Catch some rays on the Indian stone patio, spanning the whole width of the home and leading down via steps to a decking area, plumbed for hot tub, and wood sleeper raised beds.

Lounge on the decking in the garden and watch the children play. Ample storage is available in the powered garden shed.

## Technical Triumphs

Fully 'connected', with fast broadband speeds, Greenacres is a home set for contemporary 21st century living.

Safe and secure, CCTV cameras survey the outside of the home, viewable on a mobile device app. Thermostatically controlled underfloor heating flows throughout the kitchen-family room and garden room. Fully alarmed, Sky 'connected' and with remote controlled Velux windows and patio lighting... there is even an electric vehicle charging point at the front of the property.





## Delights on your Doorstep

Nestled in the peaceful village of Edgworth, make the most of the sublime country setting with a walk to Wayoh reservoir, only five minutes' stroll away and brimming with wildlife and picnicking spots.

Edgworth Cricket and Recreation Club is at the heart of village life, serving a selection of great beers and delicious barbecue food and pizzas on its outside kitchen all year round.

Pubs are welcoming and dog friendly, and tasty Italian cuisine can be enjoyed at Giuseppe's Restaurant and Bar, only a 10 minute walk away.

Take the family for a visit to the historic Turton Tower, and treat them to cake in the tearoom, or take in a show at the Barlow Institute, Edgworth's community hub. A thriving village, equipped with all the essential amenities, alongside a butchers and Post Office, Edgworth is home to a local Deli-come-coffee shop, chemist and health centre - all less than a five-minute walk away.

Families are perfectly placed, with two of the most well-reputed schools in the region close by – Edgworth Primary and Turton High School, while commuters can travel conveniently to work; rail links to Manchester city centre are a mere ten minutes' travel from the door.

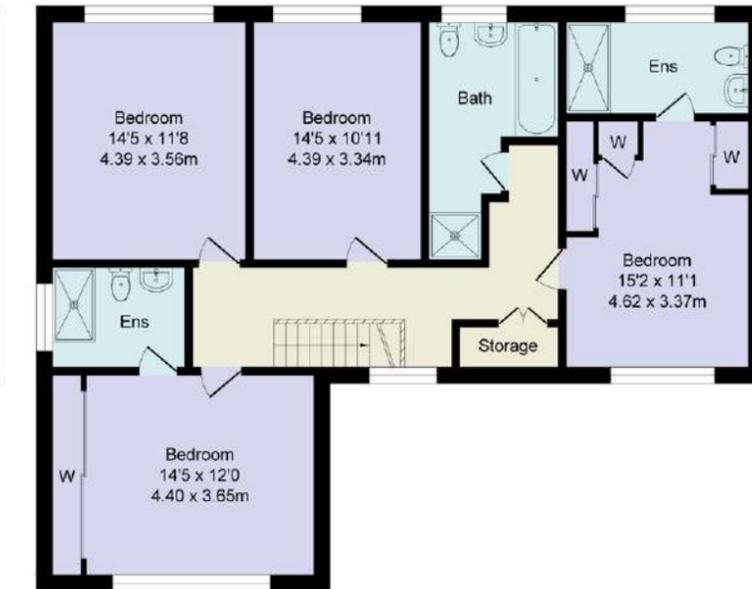
Ideal for a young family looking for a peaceful and well-connected, idyllic village location in which to raise children, Greenacres is a spacious, easily maintained and luxurious home.

Total Approx. Floor Area 2697 Sq.ft. (250.6 Sq.M.)

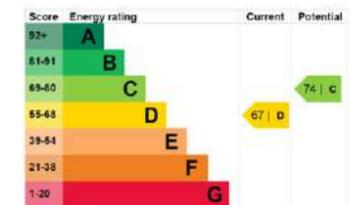
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor  
Approx. Floor Area 1626 Sq.Ft (151.1 Sq.M.)



First Floor  
Approx. Floor Area 1071 Sq.Ft (99.5 Sq.M.)





GREENACRES

— Edgworth —

WAINWRIGHTS

ESTATE AGENTS

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