



# WHITTINGHAM DRIVE

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RAMSBOTTOM



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Luxe, modern living comes to Ramsbottom, at Whittingham Drive, a private, stylish and high calibre finish family home.

Pull up through secure electric gates onto a driveway with off road parking for five cars. A Hik security system adds additional peace of mind.

Make your way inside, into the entrance hall where underfloor heating - running throughout the downstairs ground floor - provides an instant warmth of welcome from beneath the broad stone-grey tiles. Contemporary dove grey décor creates a light and airy feel, amplified by double doors opening to the open-plan kitchen-dining room beyond. Stash your coat and shoes in the handy cloak room, before making your way through the entrance hall into the living room on the right.

## MODERN SPACES

Styled in cinema-room fashion, sultry denim tones coat the walls, stylishly accessorised with modern lamps and artwork. Carpeted underfoot, with Sonos surround sound speakers to the ceiling, there is ample space for a large corner sofa. Cat5 wiring and internet boosters feature throughout the home ensuring high speed connectivity. Overlooking the peaceful, gated front of the home, note the electric blinds, fitted to the ground floor windows.

Returning to the entrance hall, freshen up in the WC, featuring a modern, grey beehive pattern to the feature wall, tiled to the others. A charcoal ladder radiator complements the white WC and wash basin vanity unit.





## HEART OF THE HOME

Open the double glass doors through into the family kitchen, a light, bright and open area ideal for family living. Ash toned Scandi-vibes emanate from this chic space, where a formal dining area precedes a sleek white central island-breakfast bar, containing two wine chillers. A wall of forest green fitted cabinetry houses ample storage, including a large pantry cupboard with plug sockets – ideal for keeping kettles and toasters out of view. Integrated appliances include a washer, dryer, fridge and freezer alongside a bank of Neff ovens and a Neff five-burner gas hob, sociably situated on the island allowing the chef to chat and entertain guests at the breakfast bar. A wall of aluminium bifolding doors brings the daylight and outdoors in, opening onto a stone patio. Fitted with electric blinds to allow the comfort of shade, the kitchen also benefits from air conditioning.

Ideal for those working from home, through the bifolding doors, spy a separate building containing office, bathroom and storage, allowing you to maintain a distinct balance between work life and home.

## REFRESH & RELAX

From the kitchen, take the grey carpeted, kite winding staircase, illuminated by low level lighting, ascending to the first floor. Light flows in through a full height window looking out to the countryside, fitted with manually operated blinds.

Immediately on the left discover a light, bright, double bedroom, with windows overlooking two sides. The motif of cool grey and white repeats throughout the bedrooms, with stylish black handles fitted to the white doors.

Next, arrive at a second bedroom, dressed in soft putty tones to the walls and with plush grey carpet underfoot. Windows, fitted with manual blinds, overlook the peaceful garden to the rear and out to the Lancashire hills. Refresh and revive in the ensuite, fully tiled to the walls and floor, and fitted with a wall mounted wash basin with vanity unit storage. Also featuring a WC, heated black towel rail and large walk-in shower cubicle, black fittings harmonise with the details throughout the home.





## SOAK & SLEEP

Turning left, discover a third bedroom, a spacious double with a range of chrome sockets - another feature repeated throughout the bedrooms. Plush grey carpet blends with neutral walls, for a peaceful, soothing bedroom. Views abound over the rear garden and countryside.

Across the way, refresh and revive in the family bathroom, featuring large grey tiles to the floor and walls, with a centrally filling bath tub, and separate walk-in shower, both with opulent gold fittings. A feature wall of ceramic wood-effect tiles adds a warmth to the room, which also features wall mounted WC and wash basin, with vanity drawer storage.

Next, arrive at a fourth double bedroom, carpeted underfoot with matching curtains to the blind-fitted windows, which overlook the secure front driveway.



## VERSATILE LIVING WITH A VIEW

Take the stairs up to the second floor, where the master bedroom enjoys a peaceful, elevated outlook through a gabled window out to Holcombe Hill and the rolling countryside. Dressed in soft neutral tones to the walls, fitted wardrobes slope with the roofline, making clever use of space and providing ample storage. Integrated into the fitted units is a media station with television and dressing table. Air conditioning ensures an ambient temperature up here throughout the seasons.

A pinnacle of this home's design, flow through a glazed door into your private ensuite, a vast space, fully tiled underfoot and featuring a large, egg-shaped freestanding bath with floor mounted tap and shower head attachment, black heated towel radiator and large walk-in shower alongside wash basin with vanity unit and WC. Views abound through the shuttered window out over the Lancashire hills.

Also found on this second floor, featuring unique angles in the roofline and full height gable window looking out over the hills, is a further room - currently used as a nursery. Ideal too for use as a dressing room, it is currently fitted with a range of stylish wardrobes and shelving, built seamlessly into the slope of the ceiling.





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Total Approx. Floor Area 2968 Sq.ft. (275.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



## GARDEN HAVEN

Soak up the rays in the suntrap rear garden, where stone patio rolls out to practical and perennially green AstroTurf, perfect for pets or children. Entertain on the decking to the rear of the garden, protected by the outbuilding with store, office and bathroom for those wishing to work from home.

## ON YOUR DOORSTEP

Nestled on the fringes of Ramsbottom, 234 Whittingham Drive enjoys prominent views out over the local countryside.

Only a mile from the centre of Ramsbottom, often featured in the Sunday Times' North West's 'best places to live', a range of pubs, bars, eateries and shops are within easy reach.

Packed with independent retailers, browse the boutique shops before sampling the savouries on offer in the many welcoming pubs and restaurants. Quench your thirst at the Hearth and Ram, a refurbished 200-year-old inn set over three floors, serving up a vegan menu as well as the traditional Sunday lunch offerings.

Sample the local ale at the Irwell Works Brewery Tap, serving up such classics as Mad Dogs and Englishmen and the Costa del Salford.

Tapas-style dining can be enjoyed at the many Spanish restaurants - Levanter serves traditional small plate Spanish tapas dishes, whilst its sister restaurant Baratxuri - a Basque style pintxos bar delivers bite-size delights best enjoyed washed down with a glass of wine.

Build up to dinner with a rewarding walk up nearby Holcombe Hill, visible from the property, and enjoy views down over the village.

Commuters are well placed with easy access to the M66 and A56, Bury, Bolton, Burnley and Blackburn.



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