



# Larkfield Close

Greenmount





In the sought-after neighbourhood of Greenmount, set a new standard of living at Larkfield Close, a luxuriously finished, detached home set in lovingly landscaped gardens.

From the quiet main road, pull into the peaceful development, before arriving at the landscaped front garden where there is ample parking for around five cars on the driveway to the front, alongside a two-car garage where there is also an electric vehicle charging point.

## A WARM WELCOME

Make your way to the canopy covered entrance before stepping inside, into the light, bright entrance hall, where high ceilings and contemporary light tones create an airy atmosphere. Large, ceramic tiles extend underfoot for a stylish and practical entrance, whilst modern vertical matt-charcoal radiators issue warmth and welcome throughout the home. The smart and soothing Farrow & Ball décor creates an instant impact, setting the standard for this immaculately maintained and designed family home.

Freshen up in the handy cloakroom on the right, fully tiled to the walls and floor for a sleek and seamless finish, with push flush WC, stylish wash basin with mirror to the wall and matt grey heated towel radiator.

Across the entrance hall, relax and unwind in the sitting room, where plush grey carpet extends underfoot and warmth emanates from the gas fire nestled within its stone surround. Light serenades the space through a curving bay window to the front, framing views out to the screen of sculpted evergreens set within a neatly gravelled border, providing privacy to the boundary. Sconce lighting to the walls adds ambient glow in the evenings, with classic features adding elegance including the chair rail and coving above.







## FEAST YOUR EYES

Continuing ahead from the front door, feast your eyes on the view from the large, open-plan kitchen out over the lush, private garden, where access is instantly available through large, sliding doors, creating an easy flow for summer soirees and gatherings with family and friends. Fitted with electric blinds, perfect for sunny summer days, light flows in, amplified by the large, white ceramic tiles underfoot.

Sublimely designed by Diane Berry Kitchens, a host of Miele appliances includes an induction hob and double oven, alongside a full height Neff fridge and freezer, seamlessly fitted within the dove grey cabinetry. Extending to a breakfast bar peninsula, elegantly illuminated by a trio of contemporary pewter grey pendant lights, the central island also accommodates an undermounted sink with Quooker instant boiling tap. Abundant storage is available throughout, including a substantial larder cupboard.

Light flows in from the side, where a part-glazed door opens to the side patio, a space which soaks up the sunshine throughout the morning and afternoon.



## AND SO TO BED...

Returning to the entrance hall, ascend the stunning glass and white-painted wooden staircase, newly carpeted in cool grey, up to the first-floor landing. Light and bright, this broad landing leads on to three sumptuous bedrooms.

Making your way to the left, sneak a peek at the front bedroom, dressed in shimmering grey wallpaper with contrasting white cornice and ceiling. Spotlighting shines down from above, whilst a window frames views out to the attractive front garden. Currently used as an office, this room is perfect for those working from home.

Next door, the guest bedroom promises sweet dreams, with billowing white drapes dressing a large window overlooking the manicured rear garden to Holcombe Hill in the distance. Fitted wardrobes and a dressing table provide plenty of storage, with space for a double bed.

Turning right from the top of the stairs, refresh your senses in the family bathroom. Tiled underfoot and to the walls, fitted cabinetry houses a standalone wash basin with wall mounted taps alongside a walk-in wet-room style shower, with cleverly placed control unit allowing you to pick the perfect temperature prior to stepping in. Mirrors to three sides amplify the light and space, with a WC and anthracite grey heated towel rail also fitted.







## BEDROOM BLISS

Across the landing arrive at the main bedroom, a spacious and sublimely styled room extended to encompass the fourth bedroom into a dressing area with fitted wardrobes and dressing table. Large windows frame views out over the rear garden, extending out to the playing field of the local primary school and to the rolling countryside in the distance.



Soothe your senses in the stylish ensuite, furnished with rainfall shower and luxurious tiling. Both bathrooms are sourced from modern designer Clearly Interiors, showcasing the deluxe finish of this home.



## GLORIOUS GARDENS

Step outside onto the smoothly paved patio running down the side of the home, and sense the sublime, secluded setting of this home. Enjoy alfresco dining and drinks throughout the summer months, looking out over the manicured lawn, accessed up a short series of stone steps and bordered by immaculately clipped and shaped shrubbery and trees.

To the corner, a paved path leads up to a picturesque summerhouse, allowing you to enjoy garden views whatever the weather. Lighting to the front and rear adds to the idyllic ambience.

With ample space for grownups and children alike to enjoy the outdoors, the garden serves as a tranquil outdoor extension to the entertaining space inside.







## OUT & ABOUT

Perfectly positioned for families, Larkfield Close is located in close proximity to the lauded local schools including Greenmount Primary School, only a short walk away alongside Holly Mount RC Primary School, Woodhey High School, Tottington Secondary School and the high performing and independent Bury Grammar School. There are also several private nurseries close by.

For leisure and pleasure, there are several enjoyable walks on the doorstep, including along the golf course to Redisher Woods and up Holcombe Hill. Take the children to the play park with its zip wires and other equipment or join one of the local sports clubs. Greenmount is home to a golf club, tennis club and football club.

Close by there are a number of handy amenities including a dentist, doctors, chiropodist, and chemist. Pick up all your essentials at one of the local supermarkets or from the famous Bury market, only a short bus ride away.

Sample the local hospitality at the Hare and Hounds pub close by or dine out at one of the many restaurants close by including the Miller and Carter steakhouse. From Thai to English, Indian to Italian, there is a diverse choice when it comes to cuisine in the local area.

Ramsbottom is on your doorstep for an evening out, whilst metro links into Manchester are reliable and regular.



For a home of substance and style, in a peaceful pocket of the desirable neighbourhood of Greenmount, Larkfield Close is a home that offers comfortable living with a gracious accent of luxury, both inside and out.

## FINER DETAILS...

- Leasehold - 957 Years Remaining
  - Ground Rent - £50 Per Annum
  - Council Tax Band E
  - Boiler Serviced in 2022
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- Four Bedroom Detached Home
  - Located in the Sought-After Village of Greenmount
  - Views of Holcombe Hill
  - Driveway for up to 5 Cars
  - Double Garage with Electric Charging Point
  - Cloakroom & Modern Downstairs WC
  - Living Room with a Gas Fireplace
  - Open-Plan Kitchen/Diner with a Diane Berry Kitchen
  - Quooker Intsant Boiling Tap
  - Immaculately presented garden with paved area & grass

### Larkfield Close Total Approx. Floor Area 1780 Sq.ft. (165.4 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

# Larkfield Close

Greenmount



To view Larkfield Close

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**WAINWRIGHTS**

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