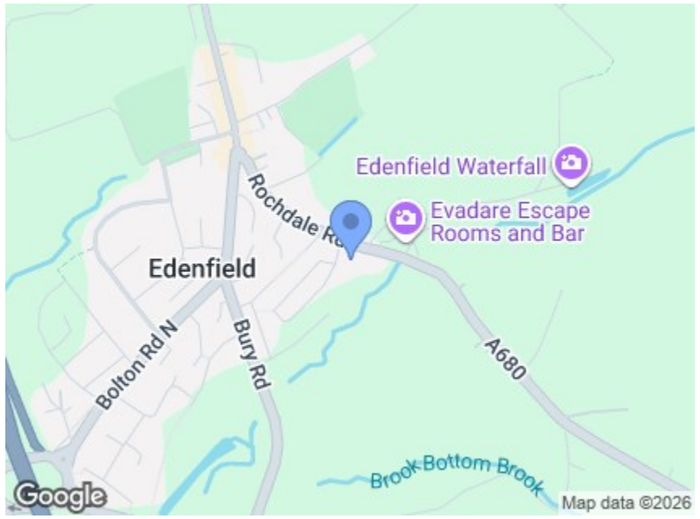
GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

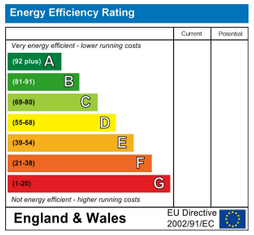
GROSS INTERNAL AREA
TOTAL: 135 m²/1,446 sq.ft
GROUND FLOOR: 59 m²/637 sq.ft, FIRST FLOOR: 42 m²/448 sq.ft, SECOND FLOOR: 34 m²/361 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

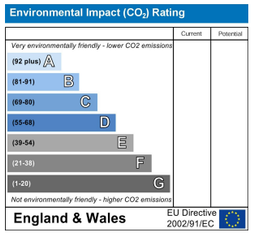
CHARLES LOUIS
HOMES LIMITED



Directions

Postcode - BL0 0LH What three words - ///window.sling.dust





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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1A Dearden Fold

Edenfield, Ramsbottom, Bury, BL0 0LH

Price guide £525,000

3 3 3

- **Detached family home arranged over three well-planned floors**
- **Modern fitted kitchen with integrated appliances**
- **Three generous bedrooms plus a versatile bedroom/home office**
- **Landscaped rear garden with decking, gazebo, koi pond and driveway parking**
- **Spacious open-plan living and dining area with contemporary finishes**
- **Bright conservatory providing additional reception space with garden views**
- **Luxurious family bathroom with freestanding bath and walk-in shower**
- **Tenure - Leasehold, Council Tax - Rossendale band D, EPC awaiting**

1A Dearden Fold

Edenfield, Ramsbottom, Bury, BL0 0LH

IMMACULATE THRE BEDROOM DETACHED PROPERTY**FINISHED TO A HIGHT STANDARD THROUGHOUT**GARDENS WITH GATED DRIVEWAY & GARAGE**VIEWS OVERLOOKING THE COUNTRYSIDESet within a highly regarded semi-rural pocket of Dearden Fold, this substantial and beautifully presented detached home offers a superb blend of modern design, energy efficient features, flexible living space and a stunning outdoor setting. Arranged over three floors, the property is finished to an exceptional standard throughout, with high-quality fixtures, contemporary styling and a layout ideally suited to modern family life.

The ground floor centres around a stylish open-plan living and dining area, flowing seamlessly into a modern fitted kitchen and a light-filled conservatory, perfect for everyday living and entertaining. Underfloor heating enhances comfort throughout the space, while large windows and garden access ensure an abundance of natural light and a strong connection to the outdoors.

The upper floors offer generously proportioned bedrooms, a versatile additional room ideal for home working or guest use, and a luxurious family bathroom featuring a freestanding bath and walk-in shower. The flexible layout caters equally well to families and professionals alike.

Externally, the landscaped rear garden is a standout feature, designed for both relaxation and entertaining, with decked seating areas, lawn, gazebo and an attractive koi pond.

To the front, a private driveway provides ample off-road parking and includes an electric vehicle charging point and electric security gates. Solar panels with battery storage further enhance efficiency and reduce running costs.

Enjoying open countryside views while remaining conveniently close to Ramsbottom and local amenities, this impressive home offers an exceptional balance of lifestyle, comfort and location.

Living Room
13'1 x 14'10 (3.99m x 4.52m)
A stylish and spacious main reception room, finished with feature wall panelling, integrated shelving and a contemporary wood-burning stove, creating a warm yet modern focal point. Open-plan to the dining area, ideal for both everyday living and entertaining.

Dining Room
8'2 x 8'7 (2.49m x 2.62m)
Positioned between the living room and conservatory, the dining area comfortably accommodates a family dining table and benefits from excellent natural light, making it perfect for social occasions.

Kitchen
12'9 x 10'7 (3.89m x 3.23m)
Fitted with a sleek range of modern wall and base units with complementary work surfaces. Integrated appliances include double oven, hob, extractor, wine cooler and ample storage, providing a highly functional and visually appealing space

Conservatory
10'1 x 10'1 (3.07m x 3.07m)
A light-filled addition offering a relaxing seating area with panoramic views over the rear garden, ideal for year-round enjoyment.

WC
3'1 x 5'4 (0.94m x 1.63m)
Conveniently located on the ground floor, fitted with modern sanitary ware.

First Floor Landing
Provides access to the first-floor accommodation and staircase to the second floor.

Bedroom One
19'10 x 13 (6.05m x 3.96m)
A generously sized principal bedroom offering ample space for bedroom furniture and benefiting from a calm, neutral finish.

Bathroom
8'2 x 10'9 (2.49m x 3.28m)
A luxurious family bathroom comprising a freestanding bath, walk-in glazed shower enclosure, wash basin with vanity storage and WC, finished with high-quality tiling throughout.

Second Floor Landing
Well-proportioned with useful built-in storage.

Bedroom Two
13'10 x 12'5 (4.22m x 3.78m)
A spacious double bedroom with excellent floor space and natural light, suitable for a variety of uses.

Bedroom Three / Office
13'1 x 8'5 (3.99m x 2.57m)
A versatile room ideal as a home office, dressing room or additional bedroom.

Bathroom
5'1 x 6'1 (1.55m x 1.85m)
A further family bathroom comprising a freestanding bath, walk-in glazed shower enclosure, wash basin with vanity storage and WC, finished with high-quality tiling throughout.

Externally
The rear garden is a true highlight, featuring a large decked seating area, lawned garden, mature planting, gazebo and an attractive koi pond, creating a tranquil outdoor retreat. To the front, a private driveway provides off-road parking.