

£574,950  
Freehold



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### Features

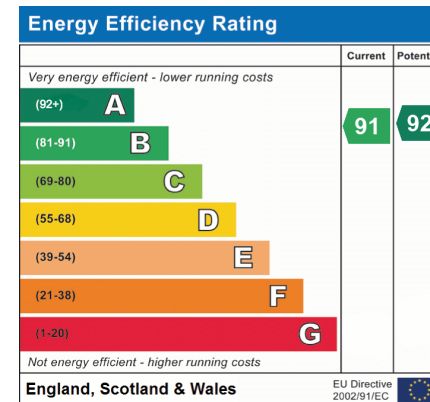
- Individually designed and beautifully presented four double bedroom stone built detached family home
- Underfloor Heating System to the Ground Floor
- Stunning Downstairs WC & Large Entrance Hallway
- Sold With No Onward
- Open Plan Living, Kitchen, Diner Area with Media Wall
- Beautiful Main En Suite Shower Room & Family Bathroom
- 2 Large Driveways for Ample off Road Parking
- Study & Spacious Lounge
- Landscaped Front, Side and Rear Gardens with Large Patio Area
- EPC Rating - B, Low Energy Bills
- Freehold Property
- Viewing Highly Recommended and Strictly by Appointment Only

## Summary of Property

**\*\* STUNNING EXECUTIVE NEW BUILD FAMILY HOME \*\* THE PERFECT OPEN PLAN FAMILY ROOM, DINING ROOM & KITCHEN \*\* SOLD WITH NO ONWARD CHAIN \*\* INDIVIDUALLY BUILT IN THE HEART OF RAMSBOTTOM VILLAGE \*\* MUST SEE PROPERTY! \*\***  
 Welcome to Stone House, a stunning executive new-build family home located in the heart of Ramsbottom. Perfectly designed for those who appreciate both style and comfort, this remarkable property offers luxurious features, spacious living areas, and flawless craftsmanship, making it an ideal family residence.

Pull up onto the spacious, tarmac paved driveway where there is plenty of parking for three cars. Concrete paved front entrance, flowing around to the side and rear of the home adding a sophisticated sense of kerb appeal. Make your way through the front door and onto the lightly toned tiled flooring of the entrance hallway, running throughout the ground floor. The attractive composite front door harmonises with the flooring for a fresh, clean finish. Spacious and bright, follow the entrance hallway before glancing through the door on the right, which opens to study ideal for working from home. On the opposite side of the entrance hallway, plush neutral toned carpet stretches out underfoot into the lounge, overlooking the front courtesy of three long style windows, diffusing light throughout the room. Next door on the right, freshen up in the downstairs WC, attractively tiled underfoot and in neutral tones to the walls, and furnished with vanity unit wash basin, WC and modern heated towel radiator. Silver fittings and mirror add a splash of luxury. The heart of the home, open plan living awaits to the rear, in the sublime family-kitchen-dining room.

Light, airy and supremely sociable, this stylish and sophisticated culinary centrepiece is a natural hub when entertaining. Set beneath a trio of black pendant lights, the quartz topped central-island breakfast bar, veined with gold flecks, accommodates an induction hob with downdraught extractor. Other appliances include a larder fridge, freezer, bin storage, dishwasher, washing machine, microwave and a black matching oven. Sleek, handleless cabinetry with quartz worktop and sockets, offer ample storage for clutter free living, whilst the large bi-folding doors offer instant access out to the spacious patio terrace for alfresco dining.



### Local Authority

Bury Council

## Room Descriptions

### Ground Floor

Entrance Hallway

Guest WC

Lounge

Study

Open Plan Sitting Room/Dining Room & Kitchen

### First Floor

Landing

Bedroom One

En Suite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

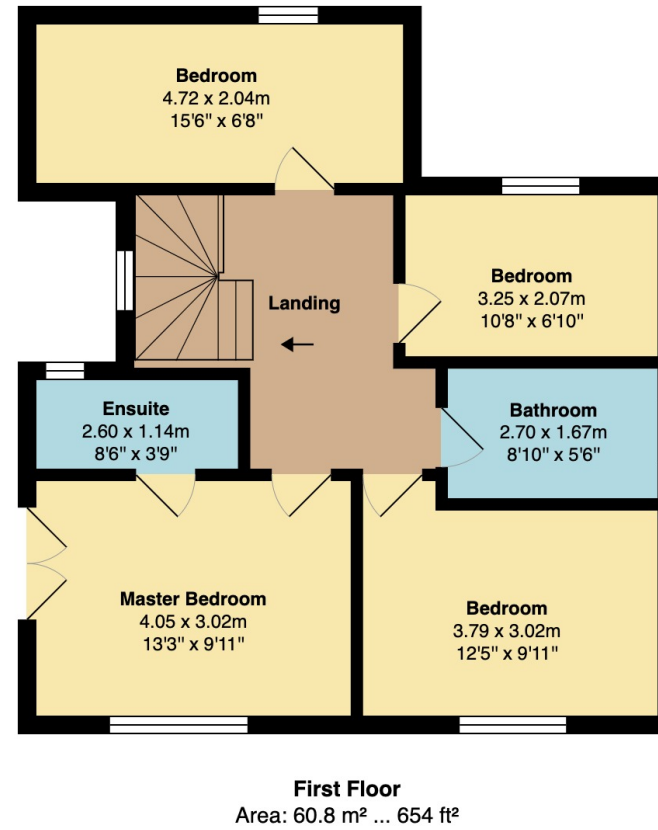
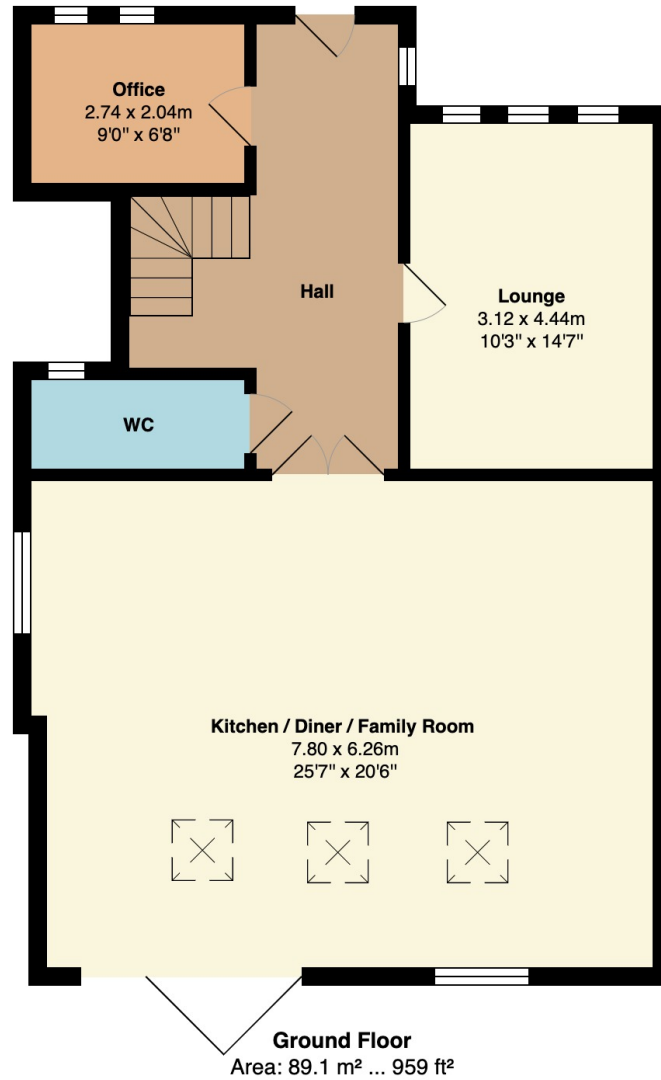
Family Bathroom

### Outside

Gardens & Parking



# Floorplan



Total Area: 149.9 m<sup>2</sup> ... 1613 ft<sup>2</sup>

## General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

## Measurements

All measurements quoted are approximate.

## Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.