



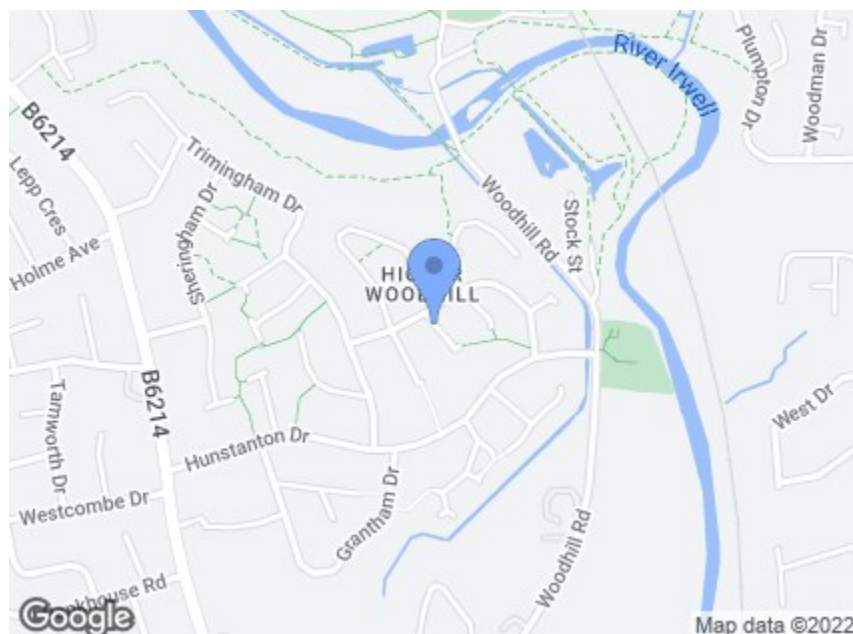
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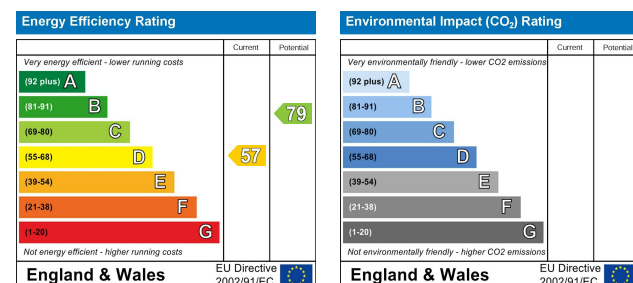


GROSS INTERNAL AREA
TOTAL: 96 m²/1,040 sq ft
FLOOR 1: 59 m²/639 sq ft. FLOOR 2: 37 m²/401 sq ft
EXCLUDED AREA: GARAGE: 27 m²/293 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Directions

From our Ramsbottom office, head south onto Bolton St towards Smithy St, after 1.3 miles turn left onto Longsight Rd, taking the slight right onto Brandlesholme road. After 1.2 miles turn left onto Hunstanton Drive, and then turn left Trimmingham Drive. After 130 yards take the right onto March Drive and then take a right onto Wragby Close



2 Wragby Close
Bury, BL8 1XD

Offers over £380,000



- Extended Three Bedroom Link Detached Property
- Open Plan Kitchen, Dining & Family Room
- Large Garage With Ample Driveway Parking, Set On A Corner Plot
- Located In A Well Sought After Location, Close to Burrs Country Park.
- Immaculate Throughout & Finished To A High Standard
- Stunning Modern Fitted Bathroom & Downstairs WC
- Landscaped Garden To Rear with Feature Sunken Fire Pit & Seating Area
- A Must See!!! Viewings Essential To Appreciate Finish, Size & Location

2 Wragby Close , Bury, BL8 1XD

A MUST SEE!!!!STUNNING EXTENDED THREE BEDROOM LINKED DETACHEDFINISHED TO A HIGH STANDARD THROUGHOUT**SET ON A CORNER PLOT IN A WELL SOUGHT AFTER LOCATION***Charles Louis Homes are pleased to bring to the market this immaculately presented and very spacious open plan three bedroom extended link detached family house. The Property sits on a large corner plot and is located in a quiet and popular location in Brandlesholme, close to Burrs country park, the town centre, and very popular schools, local amenities and transport networks. In brief the property comprises of porch, hallway, downstairs wc, spacious open plan newly fitted dining kitchen and family room with integrated appliances and finished to a high specification and overlooks the landscaped garden. To the first floor there are three good sized bedrooms and a stunning four piece family bathroom. To the rear is a well maintained garden with a bespoke sunken fire pit, built in seating area and artificial grass. The driveway provides ample parking and good size garage. Viewing is highly recommended on this beautifully presented family home.

Entrance Porch

Composite door and uPVC double glazed windows to front elevation, storage cupboard and tiled flooring.

Hallway

Tiled with underfloor heating, gas central heating radiator, glass and wooden staircase leading to the first floor landing.



Downstairs WC

Fitted with a modern two-piece suite, comprising of low-level WC, wash hand basin, fully tiled walls and floor, inset spotlight.

Snug Room

11'3 x 17'11 (3.43m x 5.46m)
uPVC double glazed French patio doors leading out and overlooking landscaped garden, finished to a high standard with electric wall mounted fire, TV point, fully tiled floor, storage cupboards, under floor heating, inset spotlights and feature ceiling points, open plan to kitchen diner



Open Plan Dining Kitchen & Family Room

10'10 x 23'0, 7'10 x 13'0 (3.30m x 7.01m, 2.39m x 3.96m)
Fitted with a stunning modern kitchen with a range of wall and base units with complimentary work surfaces, inset sink with mixer tap, four ring induction hob with modern extractor above, double electric oven, plumbed for an American style fridge and freezer, breakfast bar, integrated dishwasher, inset spotlights, under floor heating fully tiled, TV point, feature ceiling lights, space and plumbed for washing machine, also leads off to a further seating area with inset spots and feature light, tiled under floor heating, uPVC double glazed window to front and side elevation and bi folding patio doors leading out to landscaped garden.



Alternative View



Family Room



Landing

uPVC double glazed window to side elevation, loft access, leading off to bedrooms one, two, three and stunning family bathroom

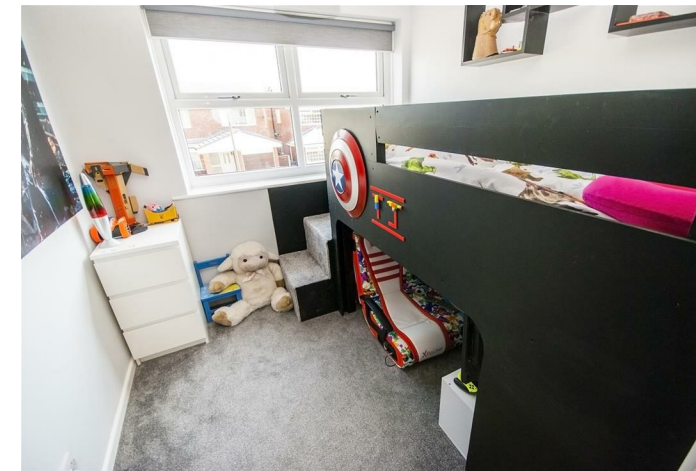
Master Bedroom

9'2 x 12'10 (2.79m x 3.91m)
uPVC double glazed window to front elevation, fitted wardrobes, gas central heating radiator and centre ceiling light



Bedroom Two

9'10 x 9'7 (3.00m x 2.92m)
uPVC double glazed window to rear elevation, gas central heating radiator and centre ceiling light



Bedroom Three

7'9 x 8'6 (2.36m x 2.59m)
uPVC double glazed window to front elevation, fitted bed frame and drawers, gas central heating radiator and centre ceiling light



Family Bathroom

7'1 x 5'2 (2.16m x 1.57m)
uPVC double glazed window to rear elevation, fitted with a stunning modern four piece bathroom suite, comprising of a free standing bath with mixer tap, low-level WC, wash hand basin with storage drawers, wet room shower, wall mounted TV, modern heated towel rail, fully tiled walls and flooring, LED wall mirror, feature ceiling light.



Rear Garden

Stunning landscaped and modern garden with a large tiled patio with sunken tiled fire pit and built in seating area, artificial lawn, well maintained borders and shrubs, fence panels surround, gated access to the side and access into the garage.



Alternative View



Garage

8'4 x 36'8 (2.54m x 11.18m)
Electric roller doors and power points

Front Garden

Ample driveway parking and pathway to front door