



FOREST WAY

B L 7

SERENITY AND STYLE

Tucked away at the end of a peaceful cul-de-sac in one of Bromley Cross' prestigious developments, Number 11 Forest Way offers an idyllic retreat. This modernised detached family home offers an enchanting woodland backdrop, stretching to the tranquil Bradshaw Brook below, creating a serene oasis right on your doorstep. Open countryside vistas extend from the property, a constant reminder of the breath-taking natural surroundings.

Featuring four bedrooms, this home is adorned with a pristine white render finish, harmoniously blending with the natural surroundings.

In addition to its natural charms, the property's location is nothing short of perfect for nature enthusiasts, as it's just a short walk away from The Jumbles Country Park. This combination of serene seclusion, breath taking natural views, modern upgrades, and proximity to the Jumbles makes Number 11 Forest Way a true gem in Bromley Cross.

Park up ahead of the partially converted garage where there is space to park three vehicles before making your way to the front entrance.







WELCOME HOME



Step into the inviting hallway, where a soothing neutral colour scheme graces the walls, extending seamlessly throughout the entire home. The ambiance is further enhanced by the presence of oak laminate flooring, infusing a warm and welcoming touch that perfectly complements the oak staircase.

Upon entering the left side, you'll find a generously proportioned living room. Here, the oak laminate flooring continues, creating a cohesive and harmonious aesthetic. The furniture is thoughtfully arranged around a contemporary inset gas fireplace, creating a focal point of elegance and comfort.

Conveniently adjacent to the fireplace, a wall-mounted TV point awaits, ensuring the home's entertainment centre is neatly organised below.

The living room benefits from abundant natural light streaming through the large front and side windows, offering picturesque views of the garden's greenery. The space is tastefully adorned in neutral décor, providing a blank canvas for you to personalise and make it your own.







A SOCIABLE HUB



To the rear discover a generously sized kitchen area. The kitchen is a study in contemporary elegance, featuring sleek, high-quality cabinetry finished in a timeless white gloss.

A U-shaped wood-effect countertop forms a chic breakfast bar, offering the perfect spot for casual meals or entertaining friends. The centrepiece of the kitchen is a modern black Neff sink, perfectly situated beneath a large picturesque window that frames the enchanting outdoor views and lush greenery that define this home's uniqueness.

To one side, you'll find a Neff Induction hob paired with an extractor above, while adjacent to it stands a tower of two built-in ovens, a microwave, and a warming drawer. Everything is seamlessly integrated beneath the countertops, including a fridge, dishwasher, and a convenient pull-out bin drawer.

This kitchen isn't just a place for culinary creativity; it's also a welcoming social hub. The breakfast bar not only serves a functional purpose but also stands as a stylish centrepiece, inviting lively conversations with those gathered around it.

Next door you'll discover a separate utility area, converted from a portion of the original double garage. This room comes complete with plumbing for a washer and dryer beneath matching countertops, making it an ideal space for laundry and ironing. Its discreet location ensures that these tasks remain tucked away, and with access to both the garden and the garage, convenience is at your fingertips.











SOPHISTICATED DINING

Stepping down from the kitchen, you enter the dining area, where thoughtful design choices create an inviting ambiance. The walls are elegantly adorned in a soothing putty pink colour, adding a touch of sophistication to the space. The room offers ample space to accommodate a generously sized dining table, making it perfect for hosting gatherings and sharing meals with family and friends.

An eye-catching feature pendant light dangles from above, not only providing practical illumination but also serving as a striking focal point that enhances the room's aesthetic appeal.





As you venture beyond the inviting French doors, your attention will be captivated by the conservatory, generously bathed in natural light. This inviting space allows you to revel in the splendours of the great outdoors while remaining sheltered from the elements. The seamless connection between the dining room, kitchen, and the conservatory creates an ideal flow, perfect for hosting gatherings in the dining area or indulging in tranquil solitude. This versatile layout extends your living area, providing a serene sanctuary where you can unwind, savour the beauty of the natural surroundings, and truly connect with the outdoors.

On the ground floor level, you'll also find a convenient downstairs cloakroom, designed with thoughtful practicality in mind. It features a WC, a handy washbasin, and an additional storage cupboard, enhancing the home's functionality and ease of living.







AND SO TO BED...



As you ascend the staircase to the first floor, the main bedroom awaits, serving as a sanctuary of tranquillity and relaxation. Sunlight streams in through two generously sized windows, casting a warm and inviting ambiance and offering delightful views of the captivating rear landscape.

Bespoke built-in wardrobes span the entire width of the room, accompanied by matching drawers, a thoughtfully designed dressing table featuring an inset mirror, and bedside cabinets seamlessly integrated into the headboard. All elements of this space are meticulously designed and adorned in a neutral décor, creating a stylish and cohesive environment.

Peep through to the ensuite, featuring a pristine white WC, a dual vanity unit with a generously-sized inset mirror, and sleek, glossy storage cabinets below. Along with a generously-sized walk-in shower equipped with invigorating jets, delivering a truly revitalising and invigorating showering experience.







At the front of the house, you'll find a generously sized double bedroom. This room is illuminated by a substantial front-facing window that frames delightful garden views. The bedroom is tastefully decorated in a neutral colour palette, providing a versatile backdrop for your personal style. There's ample space to accommodate a complete set of furniture, and an added convenience is the presence of a walk-in shower cubicle within this inviting space.





Bedroom three offers serene rear views and features a neutral décor, providing you with a blank canvas to infuse your personal style.

Meanwhile, at the front of the house, bedroom four is currently set up as a study. It enjoys a pleasant outlook over the front garden, making it an ideal spot for keeping an eye out for package deliveries while you work. The room features a glazed panel door, which contributes to the natural light in the landing area, and it's also conveniently equipped with a walk-in storage cupboard.

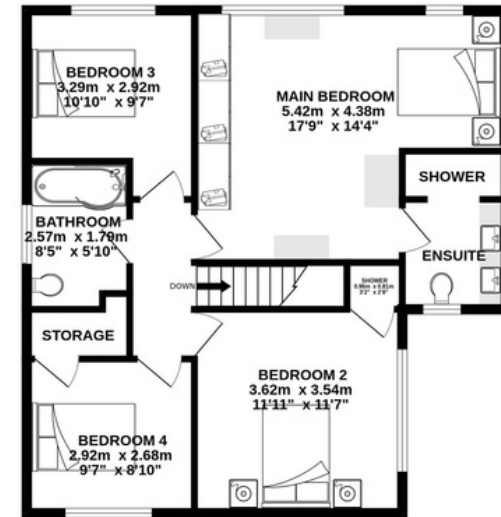
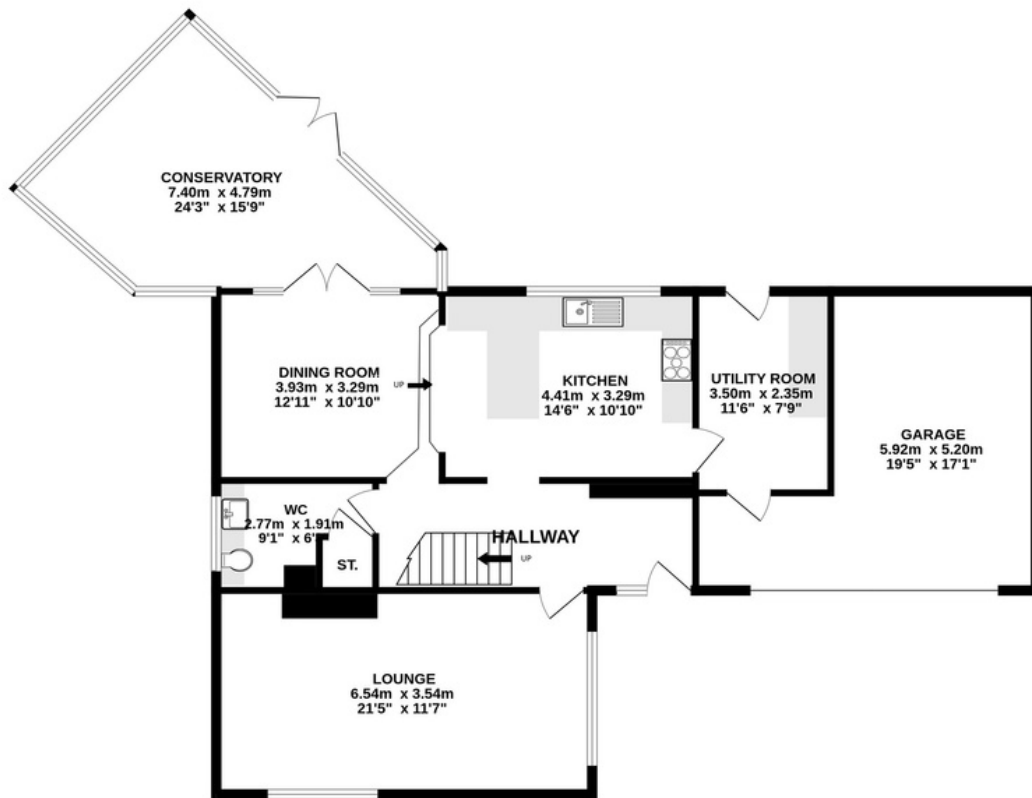


REFRESH & REVIVE

The bedrooms are serviced by a three-piece bathroom, which includes a stylish p-shaped bath with a overhead shower and a sleek glazed screen. Additionally, there's a wall-hung washbasin and a back-to-wall WC, accompanied by a towel rail to ensure your towels stay warm and cosy.

The bathroom is elegantly finished with white floor tiles and walls, creating a pristine and fresh environment that fosters an airy and welcoming atmosphere. A distinctive geometric dado height tile adds a touch of character and flair to the space.





FINER DETAILS

- Modern Detached Family Home On Large Corner Plot
- Quiet Cul-de-Sac Location
- Backing Onto Woodland With Amazing Countryside Views
- Four Bedrooms
- Two Bathrooms (One Ensuite)
- Spacious Reception Room
- Modern high Spec Kitchen/ Diner
- Large Conservatory
- Utility & Downstairs WC
- Sought After Area
- Driveway for Three Vehicles & Integral Garage
- Large Front, Rear & Side Gardens
- Walking Distance To Train Station
- Tenure: Freehold
- EPC Rated: TBC
- Council Tax Band: F
- Total Floor Area: Approx 1964 sq. ft





GARDEN ESCAPES



The garden has undergone a recent transformation, boasting a spacious and thoughtfully designed composite decking area that is complemented by sturdy aluminium balustrading and newly laid patio. Both extend seamlessly from the rear of the house to the side, offering an expansive outdoor space that is ideal for both relaxation and entertainment. It's a wonderful spot to unwind while taking in the breath-taking natural surroundings that envelop the property.

This outdoor haven also has ample room for the addition of a hot tub, allowing you to further enhance your leisure and relaxation experience. Additionally, on one side of the garden, you'll find two generously sized sheds that provide plenty of storage space for your outdoor equipment and belongings.

Descending a set of steps, you'll discover a flourishing planted area that extends all the way to the banks of Bradshaw Brook at the bottom of the garden. This charming setting allows you to connect with the natural beauty of the brook, providing a soothing backdrop and a serene atmosphere for outdoor activities.









ON YOUR DOORSTEP

One of the highlights of Number 11 Forest Way is its incredible location in the heart of Bromley Cross. It is within walking distance to a number of well regarded local schools including Canon Slade and Turton High Schools, and Eagley Infants, Eagley Juniors and St Johns Roman Catholic Primary School too.



With plenty of pubs and restaurants on the doorstep, you are never far from a new taste experience. Pop out for a drink at The Slaughter House, renowned for its great selection of wines and cheeseboards, or visit modern craft ale pub The Nook and Cranny. There are a number of local restaurants to try including The Retreat, The Crofters and Rokka Mediterranean Restaurant & Bar.

Shops and amenities are close by with Sainsbury's and Co-op within walking distance too. Indulge in some fresh air and exercise with so much green space on the doorstep. The Rigbys park and gardens are only five minutes' walk away whilst Jumbles Reservoir is also within a few minutes' walk at the end of Grange Park Road. Ideal for commuters, No. 11 is perfectly placed, within a short walk of Bromley Cross Train Station.



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