



## 38 The Villas Starring Road, Littleborough

£750,000 Freehold

Set on prestigious modern development 'The Villas', just off Starring Road in one of Littleborough most sought after postcodes, built in 2021 (Still within the housebuilders 10 year guarantee) • Large and extended six bed detached family home, ideally located for access beautiful open countryside, some of the areas best primary schools and the convenience of Littleborough centre • Littleborough is host to a number of charming independently run and

owned shops and businesses, as Manchester) • Spread over three levels current (and only owners) with a certificate with bespoke understairs storage, land access to the garage • The luxury dining the large orangery, allowing for an

offerings and family! • With many high spec fittings including 'Quartz' kitchen worktop, integrated 'Neff' kitchen appliances, spotlights and underfloor heating on the ground floor • With four first floor DOUBLE bedrooms (three of which have access to walk in wardrobes and en-





Stunning 6-bed detached home in The Villas, Littleborough. Over 3000 sq ft on 3 floors, 4 en-suites, luxury kitchen, orangery, large driveway, garage, and landscaped garden. Built 2021.

Council Tax band: G

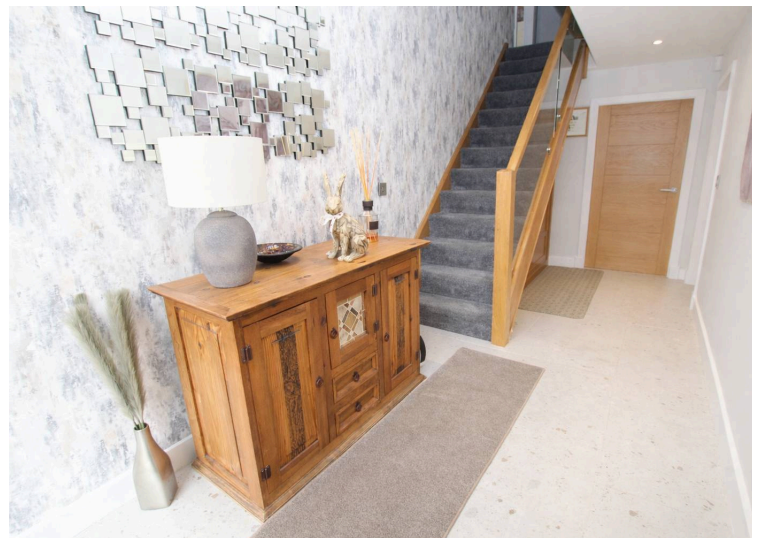
Tenure: Freehold

EPC Energy Efficiency Rating: B

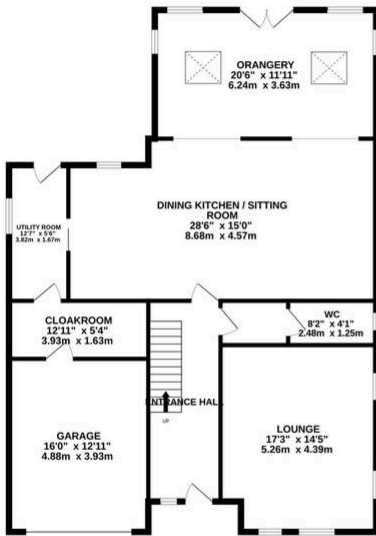
EPC Environmental Impact Rating: B

- Set on prestigious modern development 'The Villas', just off Starring Road in one of Littleborough most sought after postcodes, built in 2021 (Still within the housebuilders 10 year guarantee)
- Large and extended six bed detached family home, ideally located for access beautiful open countryside, some of the areas best primary schools and the convenience of Littleborough centre
- Littleborough is host to a number of charming independently run and owned shops and businesses, as well Littleborough train station (which offers direct routes to Leeds and Manchester)

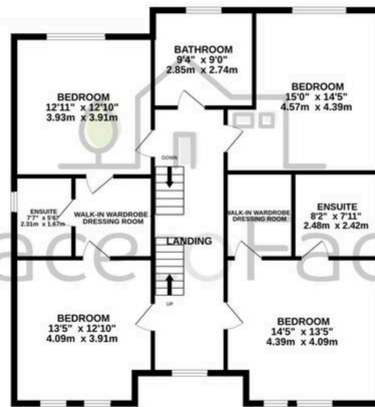
- Spread over three levels, with spacious rooms throughout the house has been elevated by the current (and only owners) with a certain elegance and taste
- To the ground floor there is a large entrance hall with bespoke understairs storage, large lounge with fuel burner, ground floor wc, cloakroom, utility and internal access to the garage
- The luxury dining kitchen is also open plan into a further sitting room and also leads into the large orangery, allowing for an excellent entertaining area for guests and family!
- With many high spec fittings including 'Quartz' kitchen worktop, integrated 'Neff' kitchen appliances, spotlights and underfloor heating on the ground floor
- With four first floor DOUBLE bedrooms (three of which have access to walk in wardrobes and en-suites) and luxury four piece bathroom suite with standalone bath
- To the top floor, there are a further two DOUBLE bedrooms, as well as store cupboard off the landing. All top floor rooms features velux windows allowing for ample natural light
- Externally the property has a large driveway (four large cars), garage with electric shutter door and beautiful rear garden which has been customised by current owners to suit all occasions



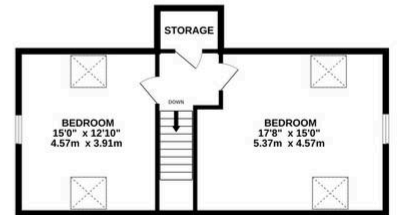
GROUND FLOOR  
1422 sq.ft. (132.1 sq.m.) approx.



1ST FLOOR  
1174 sq.ft. (109.1 sq.m.) approx.



2ND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 3129 sq.ft. (290.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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