

Exclusive, new build property...
showcases the ultimate combination of luxury and stylish living.

LEIGH ROAD | WORSLEY
£1,699,500


ROSEMOOR HOUSE
MANCHESTER



HUNTERS WORSLEY / 0161 790 9000

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Set within its own gated grounds, overlooking the new RHS Bridgewater.

This truly beautiful 5 bedroom detached new build property situated in a prime location on the prestigious Leigh Road.



Rare for Leigh Road there is an abundance of outdoor space with over $\frac{3}{4}$ acre of land curtilage and set back from the leafy lined road this is a rare opportunity to purchase a property which will boast some of the best views over the Worsley landscape.

Rosemoor House is located a stone's throw away from around 85 acres of beautiful woodland in the heart of Worsley Village. Worsley Woods is a beautiful escape from the hustle and bustle where you will find nature trails and sculptures and is also conveniently located close to Worsley Park Marriott Hotel and Country Club home to a luxury spa and 18-hole golf course. The village's bars and restaurants

are ideally located a short distance away for evenings out or weekend brunch.

Worsley offers families a plethora of Ofsted 'Outstanding' primary schools, private schools and secondary schools. There are a number of colleges in the surrounding area along with universities and specialist colleges such as Media City UK making Worsley one of the most convenient locations for families with children at all stages of their education.

With its excellent transport links, including the new Vantage Bus Route, Rosemoor House is also ideally located for ease of access to nearby Manchester City Centre, Media City UK and the intu Trafford Centre.





The property is designed by **Smith Young architects** and has many unique and bespoke features built with the highest specification in mind.





SPECIFICATION

- 10-year new build warranty
- Traditionally built using bricks, blocks and steel (not timber frame)
- York Handmade individual bricks
- Terrix lifetime render system
- Beautiful, cutting edge design Reynaers Aluminium windows, bifoldsystems. With the highest level of security, thermal insulation, noise reduction, weather resistant -Black/Grey
- Oak staircase, individually designed by Keates interiors produced by Scala
- Mechanical and electrical system designed by Hurstwood engineering consultants
- Traditional 7" Taurus skirting & 3" architraves
- Full underfloor heating system through with individual controllers and central hub system
- Whole house MVHR fresh air system
- 4 panelled hardwood doors with satin chrome effect handles
- Porcelain tiles in hallways, kitchens and bathrooms (choice subject to build programme)
- Black timber fascia and soffit
- Black aluminium rainwater pipes and gutters
- Traditional roof tiles
- Highest grade Terrix interior plaster system
- Audio visual, BT telecoms, data cat 6 using a highly versatile network cable that carries data throughout your home.
- TV/Data points to all reception rooms and bedrooms.

Plumbing and heating

- Offering High efficiency gas fired condensing boiler serving zoned circuits with programmable underfloor heating throughout.
- Heating and hot water controls designed to give independent time control over 3 channels to save energy complete with manual boost.
- Whole house ventilation and heat recovery system encompassing the best air quality by the way of removing stale air and delivering filtered clean air and at the same time extracting and recycling warm air reducing energy and costs.

Bathrooms and en-suites

- White contemporary sanitaryware by Duravit
- Chrome brassware taps by MPRO Crosswater or similar
- Choice of porcelain wall tiles (choice

- subject to build programme)
- Extent of tiling to be: splash-backs above hand-basins in WCs, Half-height porcelain tiling to walls receiving sanitaryware, and full-height porcelain tiling to shower enclosures (where available) in bathrooms and en-suites. Choice of two coordinating porcelain wall tiles in main bathroom and en-suites to create feature walls (subject to build programme)
- The featured two main bathrooms will have free standing baths and walk in showers. Including en-suites with Thermostic, walk in showers.

Bedrooms

- Fitted Wardrobes to all rooms, including a master walk in dressing area.

Kitchens

- A choice of kitchen units and worktops (choice subject to build programme)
- Soft closers to all units and drawers
- NEFF stainless steel double multifunctional electric oven
- NEFF 4 zone induction hob
- Stainless steel chimney-style recirculating hood
- Quartz or granite splashback to hob (choice subject to build programme)
- Neff Integrated Fridge/Freezer
- NEFF integrated dishwasher
- NEFF integrated microwave oven/grill
- NEFF integrated warming drawer
- Wine cooler
- 100mm coordinating worktop upstand in quartz or granite (choice of colour subject to build programme)
- Stainless steel one and a half bowl sink and top lever tap to kitchen
- Stainless steel single bowl and tap to utility (where applicable)

Utility room

- A choice of units and work tops (choice subject to build programme)
- Soft closers to all units and drawers
- Inc Reynaers aluminium exit door
- Plumbing for washing-machine and dryer

Safety and security

- Home Alarm system connected to gated entrance and 24 hour security
- Mains-powered smoke detectors
- Security lights
- Window locks and doors locks
- Multi-point locking systems

Electrical

- Smart home technology enabled
- Super-fast fibre optic broadband
- CAT 6 cable pre-wired for super-fast fibre optic broadband internet and Sky HD and digital TV
- Super-fast fibre optic broadband internet hard wired to each floor and digital TV aerial point contained within media plate to lounge, family room, kitchens and all bedrooms wired in CAT 6 cable
- BT socket to lounge contained within media plate
- BT socket to master bedroom
- Chrome LED down lighters to living areas, kitchens and bathrooms.
- Feature lighting sockets enabled.

Decoration

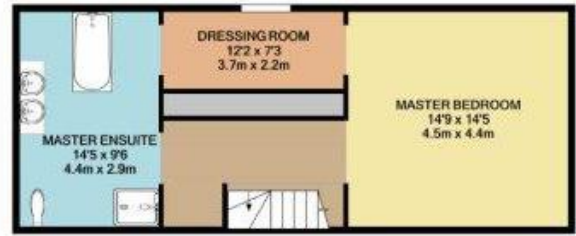
- All walls with the unique Terrix plaster wall system (highest grade) Germany produced
- All walls and ceilings with be finished in the highest grade Terrix white paint. Chosen individual colours including matching, Farrow and Ball, Dulux rals (choice subject to build programme)
- All internal woodwork painted gloss white
- All internal walls painted white or light grey (choice subject to build programme)
- Satin chrome-effect internal ironmongery

External

- Terrix highest grade maintenance free through coloured render
- Chrome LED downlighters to front porch controlled on a dawn to dusk sensor and switchable, rear lights to patio area/garden.
- Grey sandstone or granite paving (not concrete) to large patio areas
- Block paved tegula cobble effect driveways
- 1.8m featherboard fencing to rear gardens, including pedestrian timber gate.
- Double socket and light to garage
- Outside tap

Function entertaining building

- Same spec as the home in terms of build quality, York Handmade bricks and Terrix Render. Left as a shell. Design ideas have been produced by Keates interiors for you to consider.



GARDEN ROOM GROUND FLOOR

TOTAL APPROX. FLOOR AREA 3438 SQ.FT. (319.4 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
 Made with Metropix 02022



HOW TO FIND US

From the North

- Head South on M60
- Keep right at the fork to stay on M60
- At junction 13, take the A575/A572 to Worsley
- At the roundabout take the first exit onto Leigh Road
- From the exit the property is situated 0.7m on the right

From the South

- Head North on M40
- At junction 3A take the M42 exit to M1/M6 Birmingham
- Merge onto M42 and keep right at the fork and continue on M6 toll
- At junction 21A take the exit onto M62 towards Manchester
- At junction 12 keep left and merge onto M60 towards Leeds/Bolton/Ring Road
- At the roundabout take the first exit onto Leigh Road
- From the exit the property is situated 0.7m on the right



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