



4 Norden Chimney View | Heap Road | Norden | OL12 7SN

£699,950

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# Norden Chimney

If you are searching for a family home that has space, style and individuality, Norden Chimney View is a unique and exclusive development where practicality and presentation go hand in hand.

Located in the attractive village of Norden on the outskirts of Rochdale, this development is ideally placed for easy access to the M62, Leeds and Manchester.

Norden's architectural charm stems from its thriving textile trade in the 19<sup>th</sup> century and The Rochdale Way links the notable places to visit which tell the story of its industrial past.

A network of footpaths opens up access to some of the best countryside in the region and a short stroll from the village centre is the popular Three Owls Bird Sanctuary. Heading towards the River Roch, the picturesque Norden Valley is a densely wooded area teeming with wild life.

Norden is a wonderful family community and the local Norden Community Primary School achieves well above average results according to a recent Ofsted report.

The village offers a good range of shops and some excellent pubs and restaurants including the award-winning 'Nutters Restaurant', owned by TV personality chef Andrew Nutter.

The six-bedroom and five-bedroom detached properties at Norden Chimney View have been specifically designed for modern family living with contemporary layout and styling in the fixtures and fittings.





The family home needs to be more versatile these days to cope with a variety of shifts in circumstances – people are choosing to work from home, wanting to look after older relatives and embracing extended families all of which adds up to a real need for more practical living space.

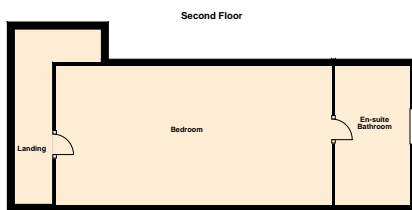
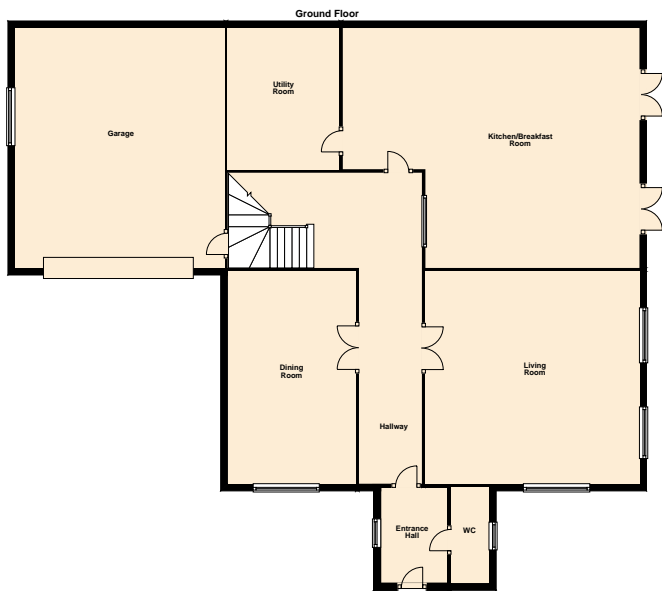
To the ground floor of this beautifully designed family home there are two reception rooms, extensively fitted luxury kitchen with large dining area, utility and ground floor wc.

On the first floor there is a master bedroom with 4 piece en-suite and dressing area, three more double bedrooms one with three piece en-suite and the other two sharing a jack and jill en-suite. There is also a study and store room.

On the second floor there is a further bedroom with en-suite bathroom.

With space at a high premium, it is rare to find newly built homes that offer as much versatile accommodation as Norden Chimney View. Each property has its own distinctive layout and feel, but with each the emphasis is on design and quality of fittings and finishes.

Set within an established village community with the countryside on the doorstep, this bespoke development has so much to offer for any stage of family life.



For illustrative purposes only and not to scale. Whilst every effort is made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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