

**TO LET**

5, Convent Close, Roby Mill, WN8 0BT

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents



## 5, Convent Close, Roby Mill , WN8 0BT

*Exclusive five bed detached family home located on a private gated development in Roby*



- Large exclusive detached home
- Private gated development
- Superb sized reception rooms
- Open plan kitchen / dining / family
- Family bathroom & two en-suites
- Extremely large gardens and driveway
- Close to schools and amenities
- 1946 SQ. FT.

This is an exciting and very rare opportunity to rent this stunning 5 bed detached family home located on a private gated exclusive development in Roby Mill. Convent Close has been exceptionally finished throughout boasting immense internal accommodation along with very large, landscaped gardens with open countryside and views across to Rivington to the rear. The property offers a semi-rural village feel but still has great access to a range of amenities, schools, public transport links and is just a short drive to a number of major motorway networks.

Internally the accommodation is set over two floors and briefly comprises of entrance porch, inner entrance hallway, cloak room wc, large formal lounge / sitting room to the front with door that lead through to a formal dining room to the rear. At the back of the property is the stunning open fitted kitchen / dining / family room with the kitchen boasting a range of wall base and drawer units along with integral appliance and space for table, there is a fully fitted utility room to the far end. Bi-folding doors from the dining / family area open up on to the large rear patio area with views over the gardens and beyond. Up on the first floor the centrally located landing gives access to a double master bedroom with beautifully fitted en-suite bathroom, second double bedroom to the front with modern fitted en-suite, three further bedrooms located to the rear of the property and a modern fitted family bathroom.

Externally Convent Close boasts a very large block paved driveway leading to single garage and mature landscaped gardens. The rear gardens are simply stunning, they boast a very large laid to lawn area, different seating areas along with feature summer house and fish pond, all of which is not overlooked as there are open farmers' fields to the back and stunning views beyond. Internal inspection is highly recommended to fully appreciate the overall size, spec and superb location.

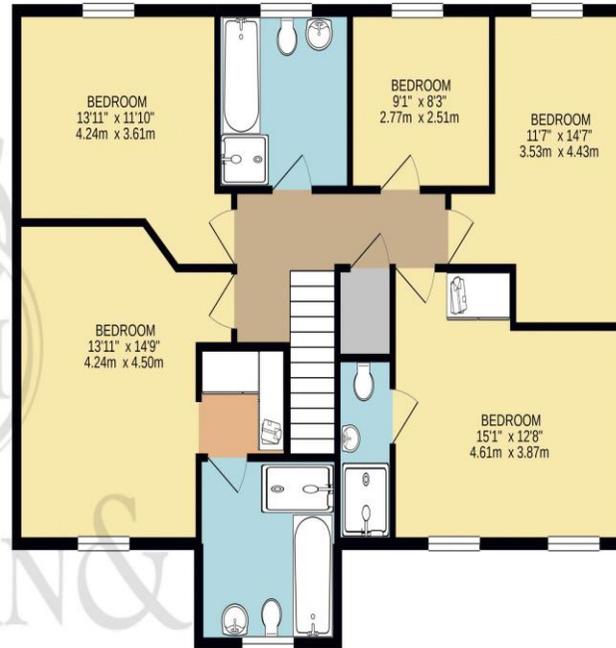




**GROUND FLOOR**  
945 sq.ft. (87.8 sq.m.) approx.



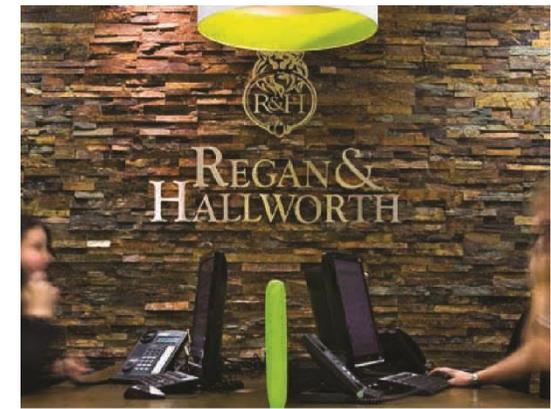
**1ST FLOOR**  
1001 sq.ft. (93.0 sq.m.) approx.



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**TOTAL FLOOR AREA : 1946 sq.ft. (180.8 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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