



Claves.



## Grange Road

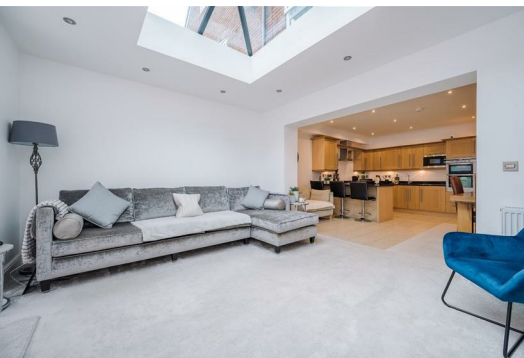
Bolton, BL7 9GA

Offers over £495,000



Tucked away in a secluded corner of Bromley Cross on the sought-after Grange Road, leading to the lush green canopy of Jumbles Country Park, is this spacious and well-proportioned four-bedroom, three-storey townhouse with stylish, immaculate interiors throughout, plus a garage and a beautifully presented landscaped garden.

Newfield Grange is a private gated community of contemporary homes offering exclusive family living. With the amenities of Bromley Cross village just a few minutes' drive or a 10-minute walk, as well as the beautiful rural surroundings, this spacious property offers an opportunity to make it your perfect family home!



## First Impressions

After driving down the pleasant, leafy green Grange Road and through the gates into the private, spacious and contemporary hamlet that is Newfield Grange, this imposing property sits to the left between its two equally well-presented neighbours. Park up, step outside, and you immediately notice the calm and serenity of this quiet setting.

The front door is conveniently sheltered, and beyond it lies a beautiful hallway which connects the ground floor living accommodation... A soft, thick carpet grounds the hallway, where white walls and spotlights ensure this space is super bright and airy, while remaining homely and welcoming. Other attractive features of this first internal impression of the property include high ceilings and coving, which can be found elsewhere in the property, adding to its character.

Immediately to the right of the hallway, at the front of the property, lies a lounge - the first of three reception rooms. This first lounge is fitting to be a snug or cinema/TV room, somewhere you can cosy up and watch a good film on a Friday night! Though like the rest of the reception rooms it is versatile in nature and holds plenty of possibilities that can be suited to your personal needs. Perhaps a play room or games room for the kids?

Further down the hallway the space opens up with doors leading to the kitchen-diner and extended family room, a guest WC, and handy understairs cloak room and storage, which is currently being partially used as a utility room for the washer and dryer - handy! This spacious aspect of the hallway also gives you the first glimpse of the elegant white staircase ascending through the centre of the home with multiple landings and a stylish black and grey striped carpet, creating a subtle contrast against the brilliant white walls and spindled handrails.

## What a Large Family Home Yearns For!

To the rear of the property lies the heart of the home. Every modern family home yearns for a fantastic open plan space like this! Briefly - a generous sized, high-quality kitchen is suitably adjacent to the formal dining and social area, which further opens onto a lounge-style space with glass doors looking out onto the landscaped back garden. Let's have a look at the finer details of this excellent family and social space...

In the high-quality kitchen, an abundance of solid oak cupboards complements black marble worktops and AEG appliances, including integrated microwave and double oven, dishwasher, and a large 5-plate gas hob with extractor canopy. The current homeowners have expressed this kitchen is a delight to cook in, with a large breakfast bar and other worktop space providing plenty of room for all your pots, pans and other bits and bobs used while cooking. Plus, if you like to entertain, your guests can be sat at the breakfast bar, refreshments flowing, while you cook up some delicious food for your dinner party!

Next to your kitchen, a large dining area footprint gives you options! Are you one to appreciate a large, lengthy formal dining table that could seat a small crowd? Or would you prefer to split this wide space into a smaller dining area and an informal seating area, like the arrangement shown in the photographs? The choice is yours!

If the apt designed kitchen-diner wasn't enough to suit your needs for a family and social space, the additional informal lounge in the extension certainly will! The extension benefits from a large lantern roof light, glass double doors, and floor to ceiling windows which pour in great streams of natural light, making not only this informal lounge area extremely bright and airy, but adjoining open-plan the kitchen-diner too.

Before we head upstairs let's take a peep at the guest WC... Like every other inch of this home, no expense has been spared in its wonderful presentation! Finished to a modern standard with part tiled walls and a two-tone white and grey colour scheme, the guest WC features a contemporary toilet and wash basin with cupboard storage.

## The Sitting Room, Beds, Baths & Beyond

Up the first set of stairs to the first floor and the spacious landing links the third reception and master bedroom...

Sat at the back of the home is the third reception room, and what an impressive room it is! By far the largest of the reception rooms - of a very generous size and with views over the lovely back garden - this room makes for an ideal formal sitting room, with heaps of potential! You could easily add a balcony here, due to the space already benefitting from large floor to ceiling windows. Owing to the fact this room is on the first floor, with two substantial reception rooms downstairs, this could even be used as another bedroom!

Across the landing from the large formal sitting room, at the front of the house, is the master. With plenty of storage in the fitted wardrobes, drawers and dresser, as well as a pristine en-suite bathroom, this master bedroom has everything you need. More white walls and a soft, thick carpet ensure this room is bright and airy yet homely and welcoming. The contemporary spacious en-suite boasts a three-piece suite including a bath with shower, and an integral wash basin, toilet, and storage cupboard unit with a dark wood and white finish that complements the contrasting wall and floor tiling.

Before we head up to the top floor, peep your head in the airing cupboard on the landing - a convenient space to keep all your bedding, towels, and any other miscellaneous bits and bobs!

Three more double bedrooms are located on the top floor - each with a unique shape and size, featuring part-vaulted ceilings with skylights, and fitted wardrobes. The whole family can simply move in, unpack, and enjoy life in this tall and spacious townhouse. If not all the bedrooms are needed, these bedrooms atop the second floor could be utilised in other ways! Maybe you work from home and require an office? Or perhaps, like the current owners, you like to lift weights! Whatever your preference, it is clear this property offers plenty of scope.

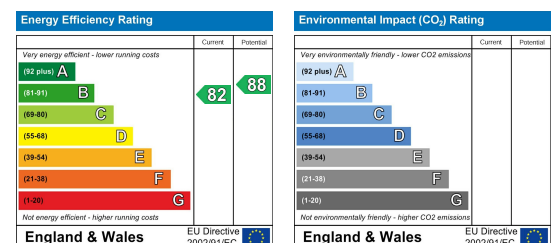
## Area Map



## Floor Plans



## Energy Efficiency Graph



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