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Poppy Close

Bolton, BL2 3PQ

Offers over £310,000



Situated on a modern development just a short stroll from the variety of amenities in central Harwood, this detached three-bedroom property is presented to stylish contemporary standards, with a private drive and a large garden to the rear which add to its appeal as a fantastic family home. The accommodation includes an entrance hallway with WC/cloak, lounge, dining area, and kitchen, three well proportioned bedrooms, an en-suite to the master, and family bathroom. The property was built in 2018 and is found in excellent condition throughout, a perfect option if you want a new home that you can simply move into, unpack, and enjoy!



Living Space

The entrance hallway gives the first impression of the bright and airy, modern décor, with wood-effect light grey laminate flooring underfoot that complements the fresh white walls. The cloak/downstairs WC is at the end of the hallway which ticks the box as a non-negotiable for modern family life, and under the stairs is a good amount of storage.

To the left of the hallway is the lounge, where the light grey flooring and bright and airy feel continues, with a bay window adding a touch of character while allowing plenty of natural light to pour in.

The floor plan for this property is traditional with a contemporary touch – the lounge, dining area and kitchen all retain their separateness but are connected by subtle open aspect walkways – the best of both worlds.

To the rear of the lounge is the dining area which again is fresh and airy due to the French doors onto the garden with lots of natural light, also affording that desirable indoor-outdoor lifestyle on summer days with the doors swung open, enjoying the spacious garden and outside patio with loved ones.

Next to the dining area, the kitchen design features textured white tiled splashbacks and white cabinetry with stainless steel fittings which complement the contrast light grey worktop. Integrated appliances within the kitchen include a fridge, freezer, electric oven and four plate hob with extractor hood, and microwave.

Bedrooms & Bathrooms

Upstairs the bedrooms are all well-proportioned for family life and presented in excellent condition. The master bedroom benefits from a large, integrated wardrobe/storage closet, and a contemporary three-piece en-suite comprising a walk-in shower with water-purifying showerhead and tiled surrounds, plus a wash basin and WC.

Within the family bathroom is another three-piece suite, including a bath with contemporary tiled surrounds, wash basin and WC – the sanitaryware is Duravit, as is that installed in the downstairs WC and master bedroom ensuite.

Outside Space

This attractive contemporary home already has a great kerb appeal, and the garden fronted aspect gives it even more! To the side of the property is a private drive, and to the rear is a large garden which is perfect for those with little ones who need a safe space to play. Despite its large size the garden is relatively low maintenance, with a spacious patio that offers a great spot for socialising, and the added benefit of outdoor heaters and power sockets. The extensive lawn can either be a blank slate for landscaping if desired, or plenty of play space for the kids!

Location

Poppy Close benefits from being in walking distance to a great selection of amenities while enjoying the peace and quiet of a cul-de-sac location. Morrisons supermarket and a variety of independent shops, pubs, bars and eateries are located in central Harwood which is within a short stroll. A range of good schools are also nearby, from nurseries to primary schools and secondary schools. The property is well connected for commuting too, with Hall'th Wood train station approximately 1.5 miles away, with direct routes into Manchester. Both Bolton and Bury town centres are also within a 10-to-15-minute drive. Jumbles Country Park is also just a few minutes up Bradshaw Road – a favourite amongst locals for scenic walks.

Specifics

The tax band is D.

The tenure is leasehold with a ground rent of £200 per annum.

The lease is 250 years starting on 1st January 2017; 243 years remain as of writing.

There is gas central heating with a Baxi combi boiler located in the loft, we are advised this was installed as new in 2022.

The energy efficiency rating is 83 which is considered very good and is higher than the national average.

The loft is part boarded with a pulldown ladder.

The house is alarmed.

The water is on a meter which is located under the sink.

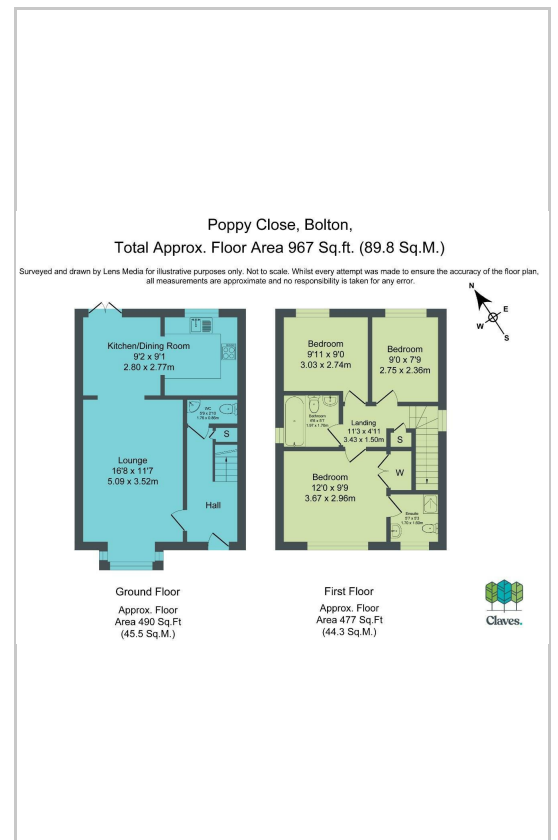
The front door is a Rock door.

There are 4 years left on the build warranty as of writing.

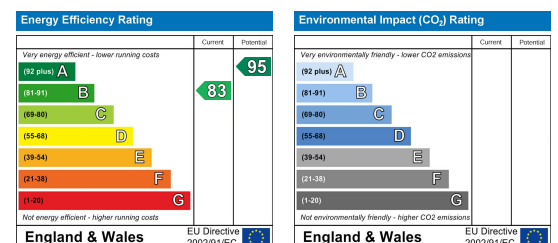
Area Map



Floor Plans



Energy Efficiency Graph



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