



Claves.



## Turton Heights

Bolton, BL2 3DU

£620,000



For family living at its finest we have a special home for you and yours, with a double garage for dad to tinker, three reception rooms to make entertaining a breeze, plus the most wonderful landscaped garden too! Up the sweeping staircase you will find five bedrooms for a good night's rest and three bathrooms to pamper... This home is simply dressed to perfection with not a thing for you to do, other than unpack and enjoy your new lifestyle!



## Welcome to No. 12...

A notable detached family home standing proud in the desirable location of Turton Heights. This home is wrapped up in the most convenient setting ready to spoil its new owners- there are countryside walks, shops, schools and a choice of villages surrounding this quiet and tucked away enviable estate.

The front of the home is as immaculate as its interior, expect admiring glances as you arrive on your double driveway and choose whether to park up there or in the double garage!

Make your way down the garden path past a lush lawn setting the house back for further privacy, be welcomed inside by the ornate front double doors and into the grand entrance hallway... Be warned, you are about to fall head over heels!

## Step Inside & Find Delight...

Enter your porch, kick off your shoes and take in the bright and open hallway dressed in Laura Ashley... Where to explore first?! Head into the study, the perfect setting for a good day's work- it's calming and light with a window overlooking the front of the home. A handy downstairs loo is placed next to this and ideal for visiting guests too!

For when it's time to relax your lounge is rather luxurious, oh so bright and peaceful flooded with light from the twin aspect windows! Be drawn to the flicker of flames from the log burner set on a wide stone mantel, it's a real focal point to cosy up around whilst watching a film. On those long hot summer days double doors here open up to the garden, allowing a gentle breeze in for you to enjoy with a glass of wine and a good book.

## Decadent Dining

Follow the solid wooden floor underfoot from the hallway and through the glass double doors you will enter your open plan spacious kitchen diner. It has a traditional yet modern feel, crisp and clean with its ample white shaker style cabinets and cool blue tiled backsplash. Spotlights twinkle above as you cook up a storm- taking centre stage in this kitchen is a chrome 'Stoves' double oven and grill with a warming tray... every cooks dream! A concealed double fridge freezer will help you to store away all of your supplies and the Butlers sink and integrated dishwasher will ensure the clean-up is a breeze! A separate utility area just off keeps the family organised and the house neat and tidy.

When you serve up your masterpiece the dining area is just a stones throw away in the open plan kitchen, a chandelier overhead lighting the table and setting the scene. For a more casual occasion perhaps you fancy dining in the sunroom, picture perfect with its feature panelled wall and wrap around views of the garden as a backdrop. Open up the double doors and explore your very own outdoor sanctuary...

## The Gardens

Wow. Landscaped and zoned this garden is a real treat for anyone with or without green fingers! Enjoy your breakfast under the pergola, a lovely peaceful paved area looking out over the rest of the garden. Over to the decking, which is a real social area and a sunspot to be enjoyed with friends! Get a BBQ on the go and a G&T in hand whilst you keep an eye on the kids as they play happily on the lawn. There is a real feel of privacy and calm here, it's a safe and secure spot for all of the family to relax and unwind together. To the side there is a gate that leads out to the front, ideal for bin day or any muddy paws that need a rinse after a nearby countryside walk!

## Up the Sweeping Staircase...

Back inside, it's now time to ascend the grand sweeping staircase for a good night's sleep... There's four double bedrooms and one single bedroom which makes a lovely nursery, so you all will be spoilt for choice! All bedrooms are neutral, light and bright, the two larger doubles have built in wardrobes and benefit from their own en-suite too... plus the cherry on the top can be found in the master bedroom... a walk-in closet! The other has a useful study area perfect for teenagers to do their study!

When it's time to freshen up the main bathroom servicing the other bedrooms is pristine, ready and waiting to offer the family a pamper in the walk-in glass shower or a long soak in its bathtub... bliss!

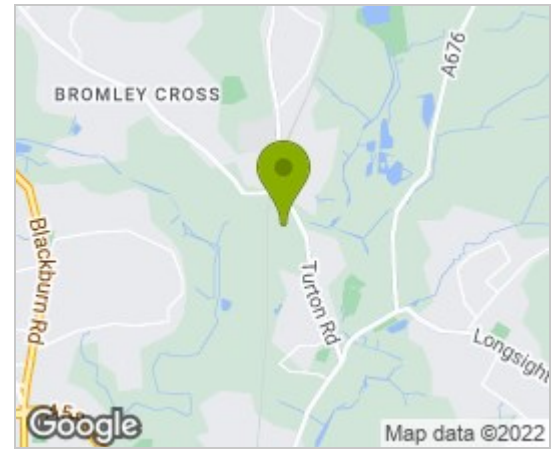
## On your Doorstep

Turton Heights is a popular residential development built in the early 90's conveniently placed for good local amenities. There is schooling at all levels, both Turton High School and Cannon Slade are within easy walking distance along with Bromley Cross Train station. There is shopping in close by villages of Bromley Cross and Harwood and a bus route into Bolton Town centre. Beautiful countryside is within very easy reach, including The Jumbles Country Park which is just a short stroll away....

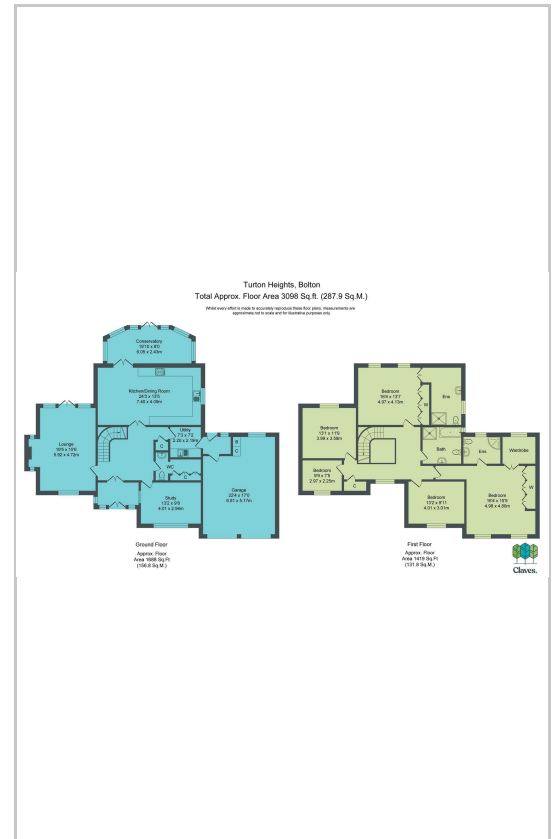
## The Finer Details

EPC Rating- C  
3098 sq. ft

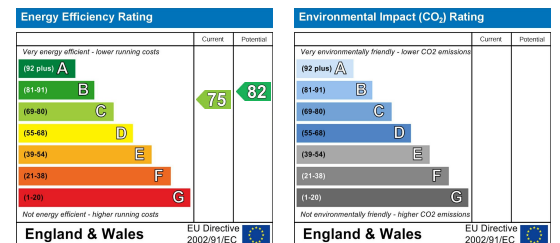
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.  
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk