



254 Blackburn Road

Bolton, BL7 0PH

Offers over £800,000



Gorgeous interiors, handsome contemporary architecture, spacious rooms, serene countryside views... Welcome to Hazeldene! Sitting proud in the Edgworth hillside with an outlook over the glistening Wayoh reservoir and rolling moorland of Winter Hill, this bespoke detached 4 bedroom family home welcomes you with open arms, each room unique and full of character, while being highly practical for modern family life.

A luxurious property like this in such a desirable location is difficult to come by and is destined to bring joy and wonderful memories for its lucky new owners. At Hazeldene, every detail has been cared for and finished with a truly charming design, creating a warm and contemporary style which can't help but make you feel good! Let's take a closer look...



A Delightful Home Inside & Out

Private electric gates slide open smoothly upon your approach, guiding you onto the secure driveway out front. Step out your car and breathe in that fresh countryside air! Before we stroll inside, just take a moment to appreciate that lovely expansive view – such a blissful sight.

Modern anthracite grey soffits, fascias and window frames bring an attractive contrast to the soft colours of the stone and beige render façade, and a porch with apex window streams in light while welcoming you inside. Even the porch has been finished with the utmost care and attention, evidently by someone with an eye for design, where a calming colour scheme sets the tone...

Beyond the porch, an airy hallway brings together the living quarters with an oak and glass staircase holding the centre of the space. The hallway leads left to the cosy lounge, right to the handy home office and guest WC, and to the rear gives you a glimpse of the marvellous open plan family room, which is the jewel in the crown of this delightful home, and the essence of luxurious and contemporary living – we can't wait to show you this space where lounging, cooking, and dining seamlessly come together...

The open plan space is a brilliant blend of modernity and tasteful chic styling, where wide bifold doors provide garden and countryside views, enjoyed while kicking back and relaxing in front of the cosy log burner. Though it's not likely the log burner will be used on these bright blue spring days! What's more likely is the bifold doors being swung open wide to enjoy the fresh countryside air, making the most of that lovely indoor-outdoor lifestyle – a lifestyle which will be enjoyed even more as the sun gets higher in the sky and the warm summer days approach.

White walls create a fresh, bright feel, and the spotlights coupled with natural light from the Veluxes shine down on the Belfast sink, beautiful white quartz worktops and smoke grey, in-frame shaker style units, in the middle of which sits a large, dark grey Eco 7 electric Aga – the cherry on top in this stunning country kitchen! The aga will sure cook up hearty family feasts and dinner parties for all to enjoy! A modern country kitchen wouldn't be complete without an island, which in this instance sits below feature lighting – a perfect spot to share a good bottle of red with friends at the weekend. The island also houses a wine cooler for all your best bottles, and an integrated microwave tucked out of sight in the corner. Other integrated appliances for added practicality include dishwasher and full length fridge, with further appliances and storage in the utility.

Suitably positioned next to the impressive kitchen in an open plan fashion is the dining area, affording more countryside views to the front through floor to ceiling windows, and a handy integral drinks cabinet to store your favourite tipples.

Extra Perks!

Off the family room sits a spacious utility, home to the washing machine and dryer, as well as another sink and drainer, plus integral fridge and freezer. There is another rear entrance here, always an added bonus that comes in handy for the needs of family life, where you can keep wet and muddy coats and boots, as well as your wet and muddy four-legged friends after countryside strolls!

Another perk for family life and off the open plan rear aspect is the kids play room... While you're pottering in the kitchen you can keep an eye on them playing, and also keep the rest of the house neat and tidy with a space dedicated for all their toys! If you have no kids or they're all grown up this room is versatile, perhaps a home gym, cinema/TV room, or a second home office? The choice is yours.

Before we wander upstairs take a peek in the front lounge, a cosy room with feature panelling, a cute window seat and lovely countryside views out front, and a place where you can put your feet up and nestle into the sofa after a long day's work.

Further panelling can be found in the trendy home office and guest WC too, which also sit at the front of the home.

Sleeping & Bathing in Style

Up the oak and glass staircase is a split-level landing where your bedrooms and bathrooms await!

The front bedrooms are spectacular and sure to impress – both with double height vaulted ceilings and large, beautiful apex windows which take advantage of that serene rural view over your neighbouring reservoir and rolling hills... Roll out of bed and take a minute to appreciate that view, how lucky are you! Like the windows at the front downstairs, these beautiful windows upstairs are fitted with bespoke wooden shutters, another touch that makes this home really special. The master bedroom also comes complete with a mezzanine dressing room and walk-in style wardrobe, another unique feature unlikely to be found elsewhere.

All 4 bedrooms are doubles and generous in size, providing plenty of room for all the family. 3 of the bedrooms benefit from sizeable en-suites where high quality contemporary styling continues, with sloped ceilings and Velux windows adding character too.

In the bathroom a warm colour scheme and high sloped ceiling creates a spa-like feel, with part tiled walls matching the floor, and a 4 piece suite comprising a modern freestanding tub, a large walk-in corner shower with glass façades, wash basin mounted on a grey chic unit, and WC.

The Outside Space

In addition to the front lawn bordered by a stone wall, shrubbery, and two vibrant blossom trees, Hazeldene provides a well-proportioned, landscaped garden to the rear which overlooks farmers fields and features a lower patio walkway with a stone wall and steps leading onto a raised lawn. In the corner an al-fresco dining area will receive the summer sun long into the evening. With the summer months soon upon us this spot will be perfect for enjoying BBQs, refreshments, and garden parties with family and friends. And with it neighbouring farmers fields it's super quiet and peaceful!

The property is fitted with an electric vehicle charging port at the front too (lead not included).

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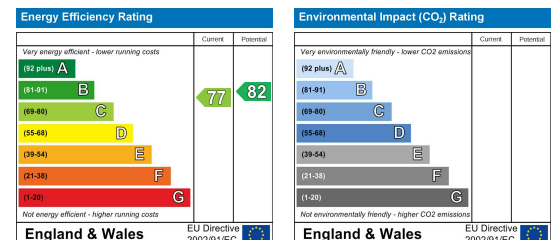
Area Map



Floor Plans



Energy Efficiency Graph



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