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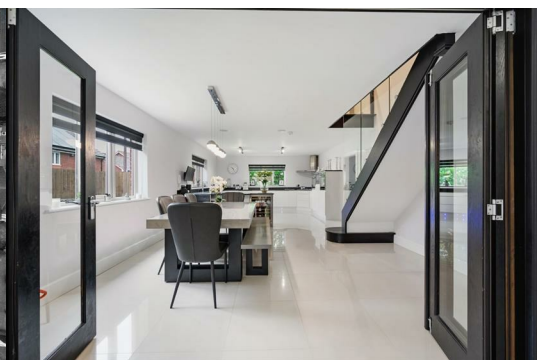
Bolton, BL1 6PL

£799,950



Offered with no chain, Rowan House is an executive detached five-bedroom 'smart home' with an equally impressive plot to match! Boasting over 3,200 sq ft of stylish interiors with connected devices and integrated appliances, a long private drive with electric gates, a detached double garage, plus comprehensive gardens and outdoor areas with a garden kitchen and a hot tub, this is a standout property highly suited to modern family life.

An overview of the ground floor accommodation includes an entrance hall, lounge, sitting room, open plan kitchen-diner, study, utility room, downstairs WC, utility, and boiler room. On the first floor are five double bedrooms, three of which have en-suites, and the master a walk-in wardrobe, plus a family bathroom.



Reception Rooms & Open Plan Living

Rowan House gives the luxury of both open plan living and the traditional style of separate reception rooms. From the front door the home welcomes you into the entrance hall which gives the first impression of the spacious proportions and stylish modern interiors found throughout.

At the front of the property to the right of the hall is the sitting room which is currently used as a kids lounge or games room, complete with a media wall comprising storage units, an electric fire with glass surrounds, TV alcove with inset lighting, and trendy feature walls to each side with stone textured tiles. There is a dynamic lighting system in this room connected with the TV lighting via Phillips HUE technology.

Back into the hall and on the other side of the house is the main lounge, showcasing a Venetian plaster feature wall and chimney breast which houses a log burner with slate surrounds. At the front of the room is a large window overlooking the front garden, and on the other side is set of internal bifold doors, allowing the lounge to flow through into the kitchen-diner if desired, or to be kept separate with a stylish wall of framed glass. All the main lounge, the hall, and the sitting room/games room are fitted with Amtico herringbone flooring.

The heart of the home is the open plan kitchen-diner which is abundant with natural light; the contemporary white décor and floor tiles enhance the bright and airy feel even further. This room is super spacious with dimensions of approximately 29 x 16 ft, making it a great entertaining room while also being very practical for everyday family life.

The design of the kitchen is modern too, with gloss white units and a black granite worktop. It's fitted with a range of Neff cooking appliances including two ovens, a microwave, and five-plate gas hob with a CDA extractor. Other integrated appliances include a Caple wine fridge, two undercounter fridges, a dishwasher and an inset sink with mixer tap, plus a great amount of cupboard space.

Practical Aspects

The utility is conveniently situated off the kitchen, which is again very generous in size with more cupboard space and plumbing for the washer and dryer. Also within this area of the home is a boiler room which provides handy extra storage and the manifolds for the underfloor heating, in addition to a downstairs WC which is presented to modern standards with a two piece suite and half-tiled walls.

Another practical aspect of Rowan House is the spacious study, which is perfect if you work from home! Its large size could even accommodate two of you working from home if needed. This room is fitted with office furniture featuring storage, shelving and a desk with drawers, and the floor is grounded by wood-effect tiles.

Bedrooms & Bathrooms

The generous room sizes and stylish modern interiors continue to the first floor. A feature staircase with glass balustrades stretches from the open plan living space inviting you up to the spacious landing. Every one of the five bedrooms is a great-sized double, affording a true abundance of space for the whole family.

The master suite features an extra-large double with a walk-in wardrobe, and a spacious en-suite which is fitted as a wet room with contemporary to the floor and walls, a vanity basin with integral storage, and WC.

The four other bedrooms all benefit from fitted furniture. The second bedroom features a three-piece shower en-suite which would allow scope for modernisation if desired. And the third bedroom could alternatively be an evening lounge due to its glass bifold doors opening onto a south-east facing balcony - a great spot to make the most of the evening sun!

Outside Space

The generous plot and outdoor spaces at Rowan House are designed to suit the whole family, and like the house, all the outdoor spaces benefit from comprehensive lighting which can be controlled from a simple touch of your phone!

The electric gates and long drive create exclusivity and privacy which lead to the detached double garage providing substantial storage space as well as offering conversion potential. The generous artificial lawn gives loads of safe space for the kids to play all year round, while the garden kitchen with traditional pizza oven, mediterranean-style barbecue and outdoor bar area is the perfect spot for summer afternoons with family and friends, and in the evening you can have a relaxing dip in the hot tub and listen to the trickling waterfall. There's also a decking area with retractable canopy at the front, and a terrace where you can chill out and soak up the sun.

Location

Situated behind private electric gates and its huge drive, Rowan House benefits from a great amount of privacy, but it's also conveniently located within just a few minutes' drive to large supermarkets and other amenities on Blackburn Road. Moss Bank Way is easily accessible which gives easy access to the rest of Bolton, and the A666 gives direct access to the motorway network.

For the kids there's a wide variety of schooling to choose from, with Thornleigh Salesian College and Thornleigh Sixth Form within just a stone's throw. Sharples and Smithills High Schools are also nearby, as are a variety of primary schools and nursery options. And the well-regarded Bolton Independent School is within just a 10-to-15-minute drive.

There's a wide variety of outdoor pursuits on your doorstep too, with Smithills woods and the extensive Smithills Country Park providing countless scenic trails to enjoy. Smithills Farm is just round the corner too, ideal for fresh home delivered dairy goods.

Specifics

The tax band is G.

The tenure is freehold.

The house is fitted with a 'smart home system' which allows control of integrated lighting and audio and heating from touch pad screens located throughout the house, plus control access from an app on your phone.

There is CCTV and several alarm systems - an indoor alarm system for the house, a motion sensor alarm system for the driveway and gardens, plus an anti-theft fog system in the garage.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Claves.

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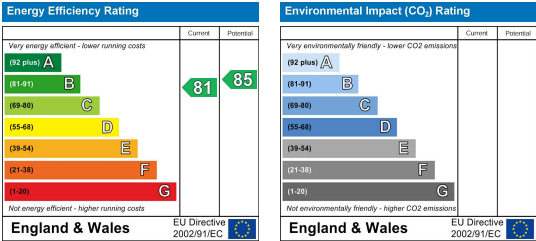
Area Map



Floor Plans



Energy Efficiency Graph



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