



The Copse

Bolton, BL7 0DP

Offers in the region of £675,000



A WARM WELCOME

If you are looking for fabulous walks on your doorstep then this perfectly positioned family home on the edge of The Jumbles country park is a dream come true! With a ready-built home office plus two receptions and four bedrooms, you won't be short on living space either...

Drive through the remote-controlled gates, onto a neat resin driveway, and park up ready to discover a very special home... Welcome to the Copse.

One of five individual homes on this executive development. The Copse is situated in an enviable position with some of the area's most beautiful countryside on the doorstep.

As you make your way to the front of the house, catch a quick glimpse of the garden as you go... a lovely safe haven for the kids to play on the lawn and a sunny private patio for you to relax or entertain your friends and family.



THE HUB OF THE HOME

Let's start in the kitchen...Is this the kitchen you've been dreaming of? Perfect for large family gatherings or socializing with friends, we love the open plan feel which has been created here. This whole room is gleaming and bright with the seamless finish in soft grey tones for you to add a splash of colour if you wish. The contemporary grey surfaces and seamless gloss units give a luxurious finish but don't be fooled...this isn't just a show kitchen; this is full of gadgets for the chefs amongst you. Neatly concealed behind the expanse of drawers and cupboards your integrated Neff appliances are ready to cook up a storm. You have two ovens, a plate warmer, a microwave oven, fridge, induction hob, extractor, and dishwasher.

Part of this room is zoned for relaxing with a built-in TV unit ready for you to just add your own sofa...and relax. Just off the kitchen, the utility room is on hand for your day to day essentials and access out to the side of the house. This room has lots of extra storage, all neatly concealed behind modern white cabinets in keeping with the kitchen. From here slip through to your very own gym, just a stud wall partitions this room from the front of the garage which could easily be removed should you prefer to park your car inside.

LOUNGE & STUDY

Retrace your steps to the hallway where you have a handy loo to your left and just next door, the study provides a quiet place to get down to work and a home for all that important paperwork you need to keep but don't want on show. Maybe you have another use for this room, a playroom for the kids or a quiet room to escape with a good book?

Across the hallway you have the lounge, large enough to entertain yet cosy enough for the entire family to relax in front of the TV with your favourite boxset. This room is bathed in natural light, courtesy of the three windows, all giving you a view over the gardens.

The accommodation in this house flows effortlessly, all centred around the hallway...the little ones will have hours of fun!

BED, BATH AND BEYOND

Take the stairs to the first floor where four bedrooms await, all spacious doubles giving room for the whole family to spread out. The neutral colour palette continues throughout this floor making it easy for you to move in without having to think about changing a thing... this is going to be such an easy move!

In the master bedroom, built-in wardrobes give you fabulous storage and maximise the space creating a sleek modern feel. Your ensuite shower room is pristine and white, ready to awaken your senses in the morning. Just across the landing the house bathroom is equally pristine, fully tiled and practice for the busiest of families.

OUT AND ABOUT

Just a stone's throw from The Jumbles Country Park its time to get your boots on and explore your surroundings. The Copse is a well established and impressive development situated just off Horrobin Lane, a private road approached from Chapeltown Road. The Copse consists of homes built circa 1970. Living at the Copse is more than a home, it's a lifestyle choice., virtually on the doorstep of The Jumbles Country Park and surrounded by beautiful countryside, this location is perfect for connecting with nature through walks with family and your four-legged friends, yet two minutes from life's necessary conveniences. In close proximity is Bromley Cross Train Station, excellent schooling and within a short drive of Bolton, Bury, Ramsbottom and Tottington, all with excellent daily amenities.

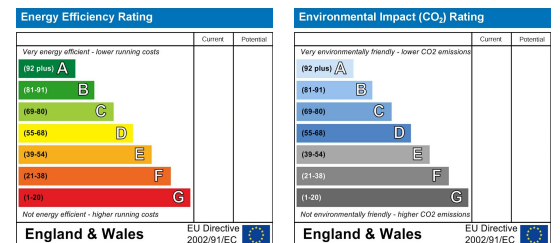
Area Map



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