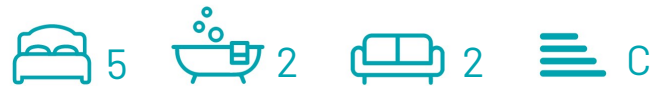




Bradshaw Meadows

Bolton, BL2 4NA

£475,000



Boasting a large plot with scenic views on the well-established and sought after development of Bradshaw Meadows, this contemporary detached five-bedroom property is highly suitable for modern family life. An overview of the accommodation includes a main lounge, second lounge, dining room, kitchen, utility, downstairs WC and garage, while upstairs are five well-proportioned bedrooms with a large en-suite to the master, and family bathroom. Externally the property features a lawn and private drive to the front, and a landscaped garden to the rear.



Living Space

The home welcomes you inside to an entrance hall with access to the downstairs cloak/WC finished to modern standards, and leads further into the main lounge which gives the first impression of the bright and airy interiors. The living spaces are filled with natural light owing to the abundance of windows to the front and glass doors to the rear. Within the main lounge is a contemporary stone fireplace with gas fire, and the bifold doors onto the garden at the rear allow for that lovely indoor-outdoor lifestyle during summer months.

The main lounge leads through to the other living spaces in an open plan fashion while still retaining some separation, ideal for those who enjoy a traditional floor plan with a modern touch.

The kitchen is modern in design featuring light grey gloss cabinetry with a complementary white Corian worktop and breakfast bar with seating for three. Integrated appliances include a dishwasher, five plate AEG induction hob and extractor, AEG double oven, fridge, freezer, and inset sink with mixer tap, plus ample storage space. From here a wood effect tiled floor continues into the utility which is conveniently situated just off the kitchen.

On the opposite side of the main lounge is another spacious area which includes the dining room at the rear, with a large floor to ceiling glass window affording a lovely outlook into the garden, plus the second lounge which makes for a handy snug or playroom for the kids, or perhaps a spot tucked away in the house for working from home.

Bedrooms & Bathrooms

Upstairs each of the bedrooms are good sizes and presented in great condition with neutral décor, ensuring ample space for the whole family. The master bedroom is particularly generous in size with stylish fitted wardrobes and a large four-piece ensuite with corner bath, walk-in shower, vanity basin and WC.

The family bathroom is also a spacious room presented to contemporary standards, with a modern grey tiling to the floor and walls and a three-piece suite including bath with shower, wash basin with integral storage and WC.

Outside Space

The front lawn and drive at the front give it that traditional detached family home kerb appeal. To the rear, like the interiors, the plenty of space for the whole family to enjoy. A large patio outside the bifold doors spans the full width of the house and provides a great spot for socialising outside, as does the elevated patio in the corner. The large lawn offers a secure space for the kids to play, and the integral garage adds practicality for storage.

A Great Family Location

The home is tucked away on Bradshaw Meadows, a quiet and peaceful location which is great for family life. Once you pull out onto Bradshaw Road there's easy access to the neighbouring villages of Harwood, Edgworth and Bromley Cross, each with something different to offer and all the amenities you could possibly require!

The Jumbles Country Park is just a few minutes' drive away offering you a lovely walk in the fresh air with scenic surrounds. Within the local area there's a wide variety of shops, supermarkets, cafes, pubs, bars and restaurants, as well as health care and a wide variety of good schooling, including nurseries, primary schools and secondary schools.

Specifics

The tax band is D.

The tenure is freehold.

There is gas central heating with a modern Baxi combi boiler located in the utility.

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

Area Map



Floor Plans



Energy Efficiency Graph

