Claves.



Egerton Lodge

Bolton, BL7 9SD

£775,000

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Set within a hamlet of executive properties tucked away in a private, leafy green corner of Egerton, this spacious 5-bedroom detached family home offers over 2,700 sq ft of accommodation, complete with large drive and generous gardens. Internally the home briefly comprises a grand entrance hall, 4 reception rooms, open plan kitchen and social area, utility, home office space, guest WC, 5 double bedrooms with an en-suite to the master, and family bathroom. The second bedroom provides a spacious dressing room too which was originally a separate bedroom, hence could be converted back to a sixth bedroom if preferred. Let's take a closer look!







The Approach
Pull off Blackburn Road and a quiet lane leads you up to Egerton Lodge, where a selection of large, individual properties lies nestled within the leafy green canopy, providing a peaceful and secluded setting while being only a short stroll from the plentiful amenities found in Egerton and Bromley Cross. No.3 sits at the head of the cul-de-sac behind its front lawn and drive. Park up and step inside...

The Living Space
A spacious central hallway welcomes you into the home where a tiled marble floor grounds the space and a grand staircase with galleried landing invites you upstairs. The bright and airy hallway benefits from a guest WC, and continues in an open plan format to a central reception space which further opens onto the orangery, creating a beautiful open plan flow from front to back where garden views can be appreciated as soon as you walk through the front door!

In the orangery streams of natural light pour in through the abundance of windows and skylights – one of many places in this generous home to sit back and relax and share with family and friends when entertaining too! The orangery benefits from French doors which open onto one of several garden decking areas, allowing that lovely indoor-outdoor lifestyles on warm summer's days.

Back through to the hallway and on the right-hand side sits the living room – its footprint spanning from front to back, affording a super generous space where the feeling of grandeur continues, owing to the traditional ornate décor and finish. Ornate coving complements the ceiling detailing from which two chandeliers hang, and an imposing white marble fireplace holds the centre of the room, with a gas fire offering a cosy glow and homely touch.

On the opposite side of the property is another generous living space with an open plan flow, perfect for both everyday family life and entertaining guests alike... From the hallway the marble flooring continues, and the first aspect is a space ideal for use as a home office when working from home, or study spot for the kids. From here the dining area opens onto the large kitchen and social space – a real hub of the home suitable for cooking, dining, and socialising.

The kitchen itself is a high-quality contemporary design with a range of integrated appliances including full height fridge and freezer, 3 integrated ovens and microwave, 4 plate AEG hob, wine cooler, dishwasher, sink with drainer and swan-neck mixer tap and an abundance of storage with handy larder cupboards. This spacious and social kitchen benefits from an island with bar and integrated breakfast area too.

From the kitchen a spiral staircase leads to a large mezzanine room with vaulted ceiling. This is currently the fifth bedroom and is a generous double, and is versatile to suit a range of alternative uses if you so wish! Perhaps a games room or cinema/media room? Home gym? Or maybe a larger home office? Whatever your preference it's a great addition to this already impressive home.

Adding to the practicality of the home, off the kitchen is a substantial utility which benefits from an additional integral oven, microwave, electric hob, and plumbing for the washer and dryer. There is also a plant room situated off the utility where the boiler is located.

The Bedrooms and Bathrooms
All 5 bedrooms in this wonderful family home are doubles, providing ample space for the whole family. Three of the bedrooms are situated off the galleried landing... The master benefits from a contemporary electric fireplace, oodles of integrated wardrobe space, and a modern 4-piece en-suite featuring contemporary neutral tiling to the floor and walls, a freestanding tub, feature wash basin, walk-in glass shower, and WC. The second bedroom comes complete with a full size dressing room and more fitted wardrobes, perfect for an older child who wants a bit more of their own space! As briefly mentioned above, the dressing room was originally another bedroom and could be converted back if preferred, creating a sixth bedroom. The third double is also presented in a contemporary manner and sits between the master and second bedroom off the landing.

The fourth and fifth bedrooms are found elsewhere in the property – the fourth is positioned on the ground floor adjacent to the home office, benefitting from modern fitted wardrobes and lovely garden views. And the fifth is situated above the kitchen with a unique design featuring the mezzanine aspect and airy vaulted ceiling.

The family bathroom is situated off the spacious galleried landing, again finished to a contemporary standard with tiling to the floor and walls, and a modern 3-piece suite comprising walk-in shower with glass façade, wash basin with integral storage unit, and WC.

The Outside Space
In addition to the large front drive, No.3 Egerton Lodge boasts a fabulous, secluded back garden which wraps around the rear of the property and provides a great amount of space for the whole family. A large lawn offers plenty of space for the kids to play, and three decking areas offer the adults choice for sitting out and relaxing with family and friends. The garden benefits from south-facing aspects too! Meaning you can soak up some sun during the warmer summer months.

Egerton And Beyond
Egerton Lodge offers a very private lifestyle while having a great selection of amenities on its doorstep. The exclusive hamlet is situated just off Blackburn Road in Egerton, with the A666 providing easy access to the national motorway network, and Bromley Cross train station is within a few minutes' drive of the property, allowing direct routes into Manchester and beyond.

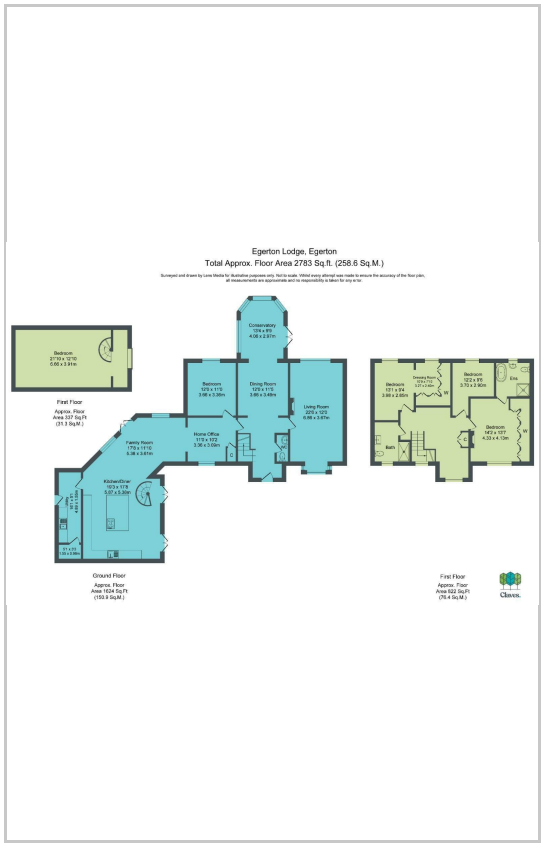
A range of great schooling is also within walking distance of the property, as well as a lovely selection of village amenities in Egerton and Bromley Cross, from restaurants and pubs to cafes and mini supermarkets, while the larger retail parks in Bolton can be accessed by car within a short drive. Egerton lies on the edge of the West Pennine Moors too, meaning there's plenty to do for the lovers of the outdoors.

Services And Specifics
We are advised:

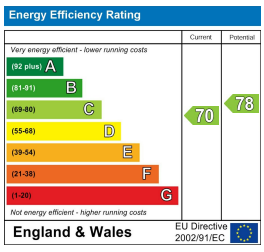
Area Map

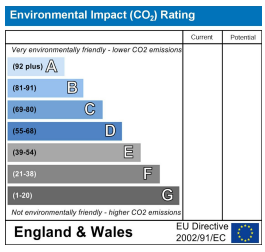


Floor Plans



Energy Efficiency Graph





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