



Claves.



## Higher Dunscar

Bolton, BL7 9TE

Offers over £475,000



Stood in an elevated position on the sought-after development of Higher Dunscar in Egerton, this beautifully presented 4-bedroom detached residence sits behind its private drive and manicured front garden, and offers spacious interiors perfect for family life – you can simply move in and unpack your bags! In brief, internally the property comprises a lounge, dining room and kitchen, WC, four bedrooms and family bathroom, while externally the property benefits from a large attached garage and generous gardens.



## The Living Space

Pop your car on the drive and as soon as you step outside you notice how lovely and quiet this attractive location is. The property welcomes you inside to its homely ambience where the spacious hallway is the first of many bright and airy spaces to greet you.

The lounge is situated to the right of the hallway where a fabulous front bay window and two side windows pour in floods of natural light. The lounge's white walls and neutral carpet maintain a fresh feel, and a contemporary gas fire holds the centre of the room – a lovely room to sink into the sofa and unwind, with the fire offering an orange flicker and cosy warmth during the approaching winter's days.

Across the hallway and the dining room with open aspect into kitchen span the full width of the property, affording a spacious flow where another bay window in the dining aspect frames an attractive green view of the generous back garden bordered by woodland, a view which can also be appreciated while doing your washing up in the kitchen! The fresh contemporary vibe continues here, with integrated appliances situated within sleek white gloss cupboards that complement the Quartz worktop. Each of the integrated appliances is Neff, including an induction hob, double oven, fridge-freezer, and dishwasher.

The home for the washer and dryer is a convenient closet in the downstairs WC situated by the front door, which again is finished to modern standards with a tiled floor and part-tiled feature wall. Also situated off the hallway are two storage closets – handy essentials for your miscellaneous bits and bobs!

## Sleeping & Bathing

From the spacious hallway, a large window shines down on the U-shaped staircase with double height ceiling leading up to the landing... The property provides four well-presented bedrooms, three of which are doubles and the fourth a large single, and the contemporary family bathroom sits in the centre.

The master bedroom sits at the front above the lounge, with two windows allowing in plenty of natural light continuing that bright and airy feel. And the bedrooms to the rear look onto the lovely aspect of the leafy green woodland.

A modern four-piece suite is found in the bathroom, comprising walk-in shower, bath with tiled surrounds, wash basin and WC, and the whole room is brought together by contemporary tiling to the floor and walls.

In addition to the sleeping and bathing quarters already on offer, the property has excellent potential for extending above the garage (subject to planning). Other properties on this development have undergone similar extensions.

## The Outside Space

As well as the manicured lawn and shrubbery at the front, no.21 benefits from a substantial garden to the rear. The back garden features a lawn bordered by mature shrubbery, an established vegetable garden, and a patio next to the kitchen that's perfect for morning coffee or a lazy weekend brunch. The garage is a great bonus too, providing plenty of space for storage which is a fundamental for family life!

## Higher Dunscur, Egerton

Generous detached family residences sit behind well-cared-for gardens and driveways on the well-established and quiet development of Higher Dunscur. Owing to the fabulous homes on offer here, plus the lovely peaceful setting just a hop skip and jump from the countryside and a selection of amenities including shops, cafes, restaurants and pubs, leisure facilities and good schools, it's no surprise this location is a first choice for many! There's also easy motorway access via the A666, and rail access via Bromley Cross station. This isn't only a visually attractive location, it's very practical too!

## Services & Specifics

We are advised:

The property is Leasehold, with a ground rent of £25.20 per annum.

The lease timeframe is 999 years from 1st July 1969.

The tax band is F.

The property is heated via gas central heating with a Worcester combi boiler located in the garage.

The utilities are all connected to mains supply.

The property is alarmed.

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.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

