



Delph Brook Way

Bolton, BL7 9UB

£595,000



This detached four-bedroom premium home is incredibly deceptive, boasting approximately 2,400 sq ft of modern accommodation. The property is newly built and presented to pristine show-home standards throughout where no expense has been spared, making it both an impressive and individual property that's also highly practical with plenty of space for family life, both inside and out. Located within one of Egerton's most sought-after suburbs and occupying a generous plot with a substantial landscaped garden and large external store room, it ticks all the boxes!

A quick summary of the accommodation on offer includes a large open plan living space comprising kitchen, dining area, and lounge, pantry, large utility/boot room, and guest WC, a second lounge, four double bedrooms with an en-suite to the master, family bathroom, and a spacious entrance hall with fantastic vaulted ceiling. The property is configured with the main living space on the lower floor, and the bedrooms, bathrooms and second lounge are situated on the upper floor.



Generous Modern Living

Turn the key and step inside, and you are welcomed into a brilliant bright and airy entrance hall with high ceilings and an apex window above the front door streaming lots of natural light into the hall and through into the living space on the lower floor.

Parquet-style Amtico flooring grounds the hall and gives the first glimpse of the high-quality finish, while complementing the modern glass and solid wood of the stairway leading down to the open plan living below...

This open plan living arrangement has that all-important wow factor! As soon as you reach the lower floor you are impressed by the sheer size of this great space, where cooking, dining, and lounging come together in one fantastic room which boasts a truly generous footprint.

A sizeable island gives the kitchen a grand feeling with a beautiful white and grey marbled Quartz worktop adding a tasteful contrast to the otherwise dark wood finish to the kitchen units – a beautiful minimalism modern design. Integrated appliances within the kitchen include a full height fridge and full height freezer, dishwasher, Quooker instant hot water tap, two Neff ovens, a combination microwave and warming drawer, plus a gas-on-glass five plate hob with in-built ceiling extractor. There is also a large pantry room adjacent, benefitting from a true abundance of extra storage space. There is everything you would ever need here, even for the keenest of cooks! This attractive kitchen and island setup makes it a great spot for catching up with family and friends over your favourite bottle at the weekend, while also being ideal for everyday family life.

Owing to the large footprint there's loads of space for a large dining table next to the kitchen area, plus a super spacious lounge area with media wall. The neutral modern décor allows you to literally move in without lifting a finger. This property provides versatility in the sense that you have two equally spacious and well-presented lounges to choose from – ideal for family life! The second lounge is on the upper floor and could be a lounge for the kids, allowing the lower lounge to be kept as a sitting room for the adults. Or perhaps you would prefer the lower lounge as a family room and the upper lounge as more a formal sitting room? The choice is yours!

Extra Practicality

As well as the attractive modern living spaces on offer, this property has the extra practicality of a large utility and boot room, and equally generous guest WC. And it's no surprise these rooms are also presented to stylish modern standards too! The utility room provides an extra sink plus cupboards with plumbing for the washer and dryer, and the large size allows it to double as a boot room with plenty of space for keeping all your coats and shoes and miscellaneous bits and bobs. It's also an ideal spot for four-legged friends after wet muddy walks in the nearby countryside.

Bedrooms & Bathrooms

On the upper level are the sleeping and bathing arrangements. Like all the other spaces in this house, the master bedroom is fabulous size, with an equally fabulous array of modern fitted furniture and dressing table area, allowing you to simply unpack your bags, move in and enjoy. There's a recurring theme here! The master en-suite is finished with stylish dark tiling to the floor and walls, and features a three-piece suite including walk-in shower with glass façade, modern 'floating' WC, and vanity basin with integral storage. The family bathroom is finished to same design scheme as the master en-suite, with dark tiling giving a sleek modern look, but the family bathroom also features a bath.

Three other double bedrooms provide ample space for the whole family and are all presented in immaculate condition, all fitted with contemporary window shutters, as is the master. The current owners use the fourth bedroom as an exercise room, and it would also be suitable as a handy home office.

The Outside Space

From a practical angle, in addition to the large drive at the front of the house, at the back there's a large, attached, external store room, ideal for family life.

There's also plenty of outside space for the whole family to enjoy. From the open plan living space, glass bifold doors open onto a large, elevated decking area which is the perfect set up for spending time outside in the summer months, al fresco dining, BBQs, and relaxing with loved ones. From the decking and down to the lower garden level where a substantial artificial lawn provides ample space for the kids to play. And if desired there's more than enough room for another patio on the lower level too. Owing to the open plan living flowing to the outside, it's a fantastic space to enjoy with family and friends where indoor and outdoor living come together seamlessly.

A Quiet & Sought-After Spot

Delph Brook Way is a quiet and sought-after spot while having a great selection of amenities on its doorstep. It is situated off Blackburn Road in Egerton, with the A666 providing easy access to the national motorway network, and Bromley Cross train station is within a five-minute drive of the property, allowing direct routes into Manchester and beyond.

A variety of good schooling is also in close proximity to the property, as well as a lovely selection of village amenities in Egerton and Bromley Cross, from mini supermarkets and independent shops to pubs, cafes and restaurants. Egerton lies on the edge of the West Pennine Moors too, meaning there's plenty to do for the lovers of the outdoors.

Specifics

The tax band is F.

The property has a 10 year new build warranty.

The property is leasehold with a ground rent of TBC.

The length of the lease is TBC.

The house is very quiet due to solid concrete floors on both the lower and upper floor.

There is water based underfloor heating on both the lower and upper levels, plus modern electric radiators in the bathrooms.

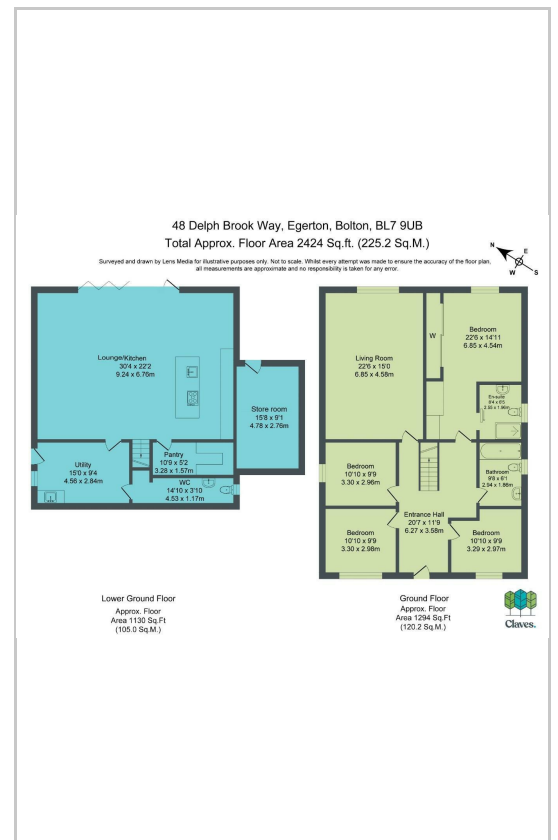
There is a Worcester unvented heating system in the garage.

A Google Nest system controls the underfloor heating and hot water, which is a self learning system to allow for

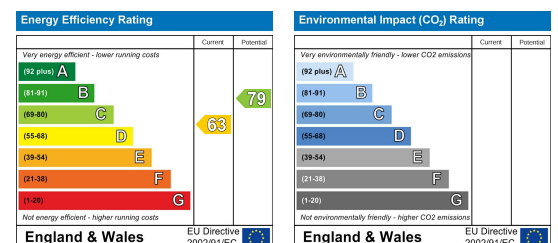
Area Map



Floor Plans



Energy Efficiency Graph



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