

Claves.



Clarendon Gardens

Bolton, BL7 9GW

Offers in excess of £399,950



Sit on a leafy and secluded cul-de-sac within the sought-after Clarendon Gardens development in Bromley Cross, this attractive four-bedroom detached property is the perfect family home.

The property briefly comprises four double bedrooms, well-proportioned open plan living, a converted garage, two bathrooms, a guest WC and utility room, plus a sizeable back garden and large drive, meaning there's plenty of space for all the family! Let's take a closer look...



A Perfect Family Home

Pull into Clarendon Gardens from the popular Hospital Road in the heart of Bromley Cross, and you immediately notice the peace and quietude of this contemporary and charming development, where detached family homes sit behind lawns and shrubbery amongst the well-presented tree-lined streets.

No.15 is set in a secluded corner of the development where a large drive to fit several cars sits next to the front lawn and leads to the sheltered front entrance. Beyond the front door lies your well-proportioned open plan living that fits the bill perfectly for family life! The downstairs accommodation flows through from front to back – the lounge at the front flows through an arch to the back, where the spacious and airy open plan kitchen-diner spans the width of the property, where expansive views over Winter Hill can be taken in! The colour scheme and décor downstairs is of a white and grey contemporary style throughout, where each room complements the other.

In the kitchen a large breakfast bar separates the dining space from the kitchen, while allowing the room to remain connected and highly suitable for both family life and entertaining alike. The dining area benefits from patio doors leading onto the back garden, while the kitchen benefits from an integral electric oven, halogen hob and extractor, sink and drainer with chrome mixer tap, plus a great amount of space! Next to the kitchen is the utility, providing even more space for storage as well as a handy spot for the washer, dryer, dishwasher, microwave, and other bits and bobs to keep the kitchen neat and tidy. Another feature that's both handy for family life and guests alike is the downstairs WC, which can be conveniently accessed from the utility.

All the above rooms would be ample for a good sized family home, but this house comes with more! The vendors have converted the garage in years gone by, creating a versatile room suitable for a variety of uses... A home gym? Home office? Games room or play room for the kids? The choice is yours!

Beds & Baths

Upstairs the ideal family living continues, where four double bedrooms and modern family bathroom are linked by the spacious landing. The largest bedroom comes complete with an ensuite shower room too, in addition to fitted wardrobes, allowing for a generous master! Bespoke recessed colour-changing lighting can be found in two of the other doubles – a cool feature for the kids. And for the bedrooms to the rear of the house, you can appreciate more scenic views of Winter Hill.

The modern family bathroom offers a three-piece suite with whirlpool bath, wash basin, and WC, and two showerheads within the bath – a waterfall head and handheld head. Other features here include heated towel rail and wall-mounted mirror with inset lighting.

Outside Space

The outside space at No.15 Clarendon Gardens doesn't disappoint either! A split-level back garden provides a pleasant range of outside space... Outside the patio doors from the dining area and an elevated patio with railings provides a great space for lounging in the sun, BBQs, and entertaining outside in the summer. The current homeowners have a hot tub here too which is always a good idea! Down a few stone steps to the lower level of the garden and a lawn offers a recreational space for the kids, along with a decked area which provides another spot to soak up the sun during the warmer months. The back garden is West-facing and gets the sun from late morning until sunset.

Such A Great Location

Clarendon Gardens is one of the most sought-after developments in the area, and it's no surprise... Pretty, leafy green surroundings are home to handsome detached houses, and one of them could be yours!

The village-like community of Bromley Cross comes with this property, where everything you need is on your doorstep! From the vibrant selection of cafes, pubs, restaurants and shops in Bromley Cross and Egerton, to a range of good nurseries, primary schools and secondary schools for the little ones and teenagers.

Clarendon Gardens is also close to plenty of beautiful countryside, with easy access to the West Pennine trails for walking, running, and cycling. Golf clubs and sailing clubs are nearby too, so you really are spoilt for choice with outdoor activities! With Bromley Cross Train Station being just a few minutes in the car or a 5 to 10 minute walk, and the A666 offering direct access to the motorway network, this property is well connected too.

This home is fantastic from all angles, but don't take our word for it, come and see for yourself! Call our office on 01204 929 940 to arrange a viewing.

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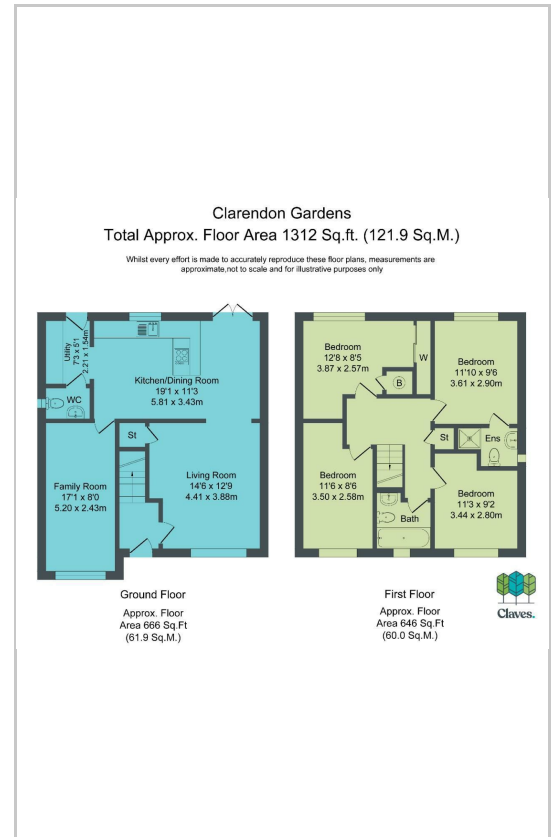
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Area Map



Floor Plans



Energy Efficiency Graph

