



Dovecote Close

Bolton, BL7 9LW

Offers over £520,000



Tucked away within a private cul-de-sac of executive detached houses situated at the top of Hospital Road in Bromley Cross, this contemporary and extended four bedroom property makes the perfect family home. There's an abundance of space for the whole family, and the spaces both inside and out are presented in excellent, modern condition with practicality in mind, meaning you can simply move in, unpack, and enjoy your new chapter. Its evident this house has been cherished and cared for by its current owners, ready for its next new owners to move in and make wonderful memories.

Internally, a brief overview of the property comprises an impressive entrance hallway with bespoke staircase and galleried landing, lounge, kitchen, dining room, orangery, utility and downstairs WC, and upstairs are four bedrooms with an en-suite to the master, and a family bathroom. Externally is a driveway big enough for 4 cars dependent on size, attached double garage, and a very private, south facing, landscaped and low maintenance rear garden which isn't overlooked. There is also a large shed tucked away to the side of the property. Now we've covered the basics, let's take a closer look!



The Living Space

Pop your car on the drive and stroll inside... The front door is somewhat sheltered, creating a pleasant private feel as you step inside, where the first thing to grab your attention is the beautiful bespoke staircase and galleried landing of a modern oak and glass design – an impressive feature to grace you each time you walk in – allowing natural light to flood down from the landing, while creating a lovely flow between the ground and first floor. And internal oak doors throughout the home match the oak of the staircase.

As you walk into this impressive hallway, a large lounge sits to the right which spans the whole depth of the home from front to back, with French doors opening onto the garden, an engineered oak floor underfoot which bounces plenty of natural light around, and a contemporary gas fire in a traditional orientation that creates a cosy space to unwind in front of the TV with loved ones.

Across the hallway lies the bright and airy kitchen which benefits from an open plan aspect to two more reception rooms which we'll get to in a moment, but first, let's take a look at the kitchen details... The design is modern and fresh, featuring base and wall mounted white, shaker-style units with chrome fittings and tiled splashbacks. Dark wood worktops bring a tasteful contrast with matching kickboards that complement the LVT flooring found throughout the rest of the ground floor. All the appliances you'd ever need come conveniently integrated, including a five plate gas hob with complementary extractor, double oven and combination microwave, dishwasher, sink with drainer and swan neck flexi tap, fridge-freezer, additional freezer, plus oodles of storage space. Another great feature is the breakfast bar, offering extra seating for when hosting family and friends or for the kids' breakfasts before school.

Adjacent to the kitchen is the utility, with an extra sink and storage, plumbing for the washer, dryer and Vaillant combi boiler, as well as a convenient external door leading down the side of the house, providing access to the rear of the garage, and an external hot and cold mixer tap – handy for washing down four-legged friends after muddy walks in the surrounding countryside.

Back into the kitchen and the floor space continues to two more reception rooms in an open plan layout, creating that desirable flow between rooms that's highly sought after for modern family living. These two additional reception rooms are brilliant for family life, providing plenty of space for everyone, and offering flexibility in how you configure the spaces...

The current homeowners use the room within the original house as a formal dining room, owing to its convenient spot next to the kitchen, though the orangery could quite easily be used as a dining room too! The orangery currently serves as a second spacious lounge and is sure to be a fabulous room to use during the warm summer months. There's several options to configure these two versatile reception rooms exactly how you wish, and owing to their generous footprints, could perhaps serve multiple uses... Snug? Home office area? Kids room? You decide! And like the rest of the home, it's no surprise the rooms are presented in excellent condition to modern standards.

Before we head upstairs, the downstairs cloak room is traditionally situated off the hallway, comprising WC, and wash basin with integral storage and tiled splashback.

Bedrooms & Bathrooms

An elegant contemporary chandelier hangs above the bespoke staircase and galleried landing – the cherry on top to an already beautiful feature. Each of the four bedrooms are well proportioned for family life, and the master benefits from a modern selection of fitted furniture, plus a three piece en-suite comprising walk-in shower, wash basin with integral storage, WC, and additional complementary wall mounted storage to keep all your bathroom essentials tidy and out the way. The three other bedrooms are able to accommodate double beds, and also benefit from a range of fitted furniture.

The main bathroom was refurbished in recent years, featuring contemporary grey tiling to the floor and walls, and boasts a generous footprint with ample space for a four piece suite including a large jacuzzi-style tub with feature lighting, walk-in corner shower, wash basin with integral storage, WC, and further matching wall mounted storage similar to that in the en-suite.

The Outside Space

In addition to the spacious driveway and decorative lawn at the front, 6 Dovecote Close boasts a superb garden to the rear which has been remodelled in recent years by the current owners, to not only maximise the space on offer, but to keep it low maintenance, practical, and private too! The space is raised from the ground to create a usable flat area, and benefits from a substantial patio, decking area, and spacious artificial lawn. There's plenty of room for the kids to play in a safe place, and the patio and decking areas create the ideal setting for enjoying BBQs and refreshments with family and friends in the approaching summer months.

A great family home would not be complete without a large garage to keep all the miscellaneous bits and bobs and a space for dad to tinker, and this property does not disappoint – the attached double garage is found in very good condition and provides loads of space for storage, including its roof space if you need that much!

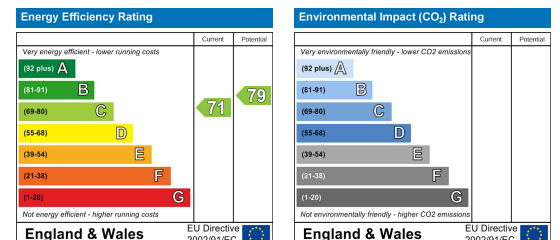
Area Map



Floor Plans



Energy Efficiency Graph



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