Claves.

Crowndale

Bolton, BL7 0QY

Offers around £695,000

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Occupying a fantastic plot within the sought after development of Crowndale, Edgworth, this large, detached, and individually-built family home boasts superb scenic views toward the Wayoh reservoir and surrounding lush countryside.

Externally, this generous home features a driveway for several cars, integral garage, a large, manicured back garden, plus a handy outbuilding. Internally, the downstairs accommodation comprises a fabulous entrance hall with imposing staircase, living room, conservatory, kitchen-diner, utility, boiler/plant room, study, downstairs WC, while upstairs is a second lounge, four bedrooms with an en-suite to the master, and family bathroom. There is a huge loft too which lends itself for development for those with the appetite! Let's take a closer look...

The Living Space

The main living spaces at 11 Crowndale are situated to the rear of the home, making the most of the lovely garden outlook. The kitchen-diner is a great size and provides an opportunity to modernise, though it is evident it has been maintained with the utmost care, as is evident through the entirety of the home. Integrated appliances within the kitchen include a four-plate gas hob with in-built extractor, double oven, microwave, dishwasher, sink with drainer and mixer tap, and owing to the large footprint there's ample room for a dining table too.

Next to the kitchen is a spacious utility providing plenty of room for extra storage and facilities required for family life! There's also plumbing for the washer and dryer, and extra sink. This space is a great spot for keeping muddy paws and wet boots after strolls in the surrounding countryside. From the utility there is also access to the integral double garage, and a plant/boiler room which provides even more storage space for all your miscellaneous bits and bobs.

Back into the kitchen and on the other side of the house is the living room with exposed stone feature wall and a large fireplace with exposed brick work which houses a log burner. From this cosy room, glass sliding doors open onto the conservatory which benefits from a large footprint and again takes advantage of the lovely garden outlook, while offering opportunity to convert to an orangery if desired!

From the grand central hallway, a study/home office is found situated at the front of the home – a feature which is increasingly important for many modern families, as is the downstairs WC, and like each of the other rooms these two practical features have evidently received the utmost care by the current owners.

A unique aspect of this extremely generous family home is a second lounge situated on the first floor at the top of the brilliant staircase – this room is a spectacular size, perfect for entertaining. It features a contemporary gas fire, and two large windows frame the beautiful countryside views like pictures on the wall. Alternatively, this room could easily be used as a bedroom if desired.

Bedrooms & Bathrooms

The master bedroom is a large double with a range of fitted wardrobes and four piece en-suite including corner shower, wash basin, WC and bidet. The three other bedrooms are well proportioned for family life, and like the master, offer an opportunity for modernisation. A spacious family bathroom is also positioned off the landing, with a four piece bath suite including bath, wash basin, WC and bidet.

Development Potential

Owing to its large plot, this home offers plenty of scope for those who would considering further developing the property (subject to regulations). The loft is a huge space too, providing a great opportunity for conversion, with Velux windows already installed.

The Outside Space

One of the brilliant attractive features of this home is the size and position of the plot, with a fabulous garden wrapping around the house. And like the interiors it's evident this garden has seen a lot of love! With several patios, substantial lawn bordered by flower beds and shrubs, it's a wonderful family garden that's peaceful, private, and secure.

A Quiet Corner of Edgworth

Crowndale is a well presented cul-de-sac of premium detached homes in Edgworth. Number 11 is tucked away in a quiet spot making it perfect for family life.

Edgworth is a bustling countryside village surrounded by beautiful scenery and not too far removed from a great variety of local amenities. The village provides a lovely selection of amenities including cafes, pubs, restaurants and independent shops, as well as countless country walks. Jumbles Country Park and the Wayoh and Entwistle reservoirs offer a good choice of trails, and for the more adventurous, the neighbouring West Pennine Moors are a playground for the lovers of the great outdoors, from cycling to sailing, running and rambling – you are spoilt for choice!

Situated next to Edgworth Cricket Club, the Barlow is Edgworth's community hub which is a great asset to the village, featuring a coffee shop and bar, library and snooker room, all weather sports pitch, and children's playground.

Bolton, Bury, and Blackburn with Darwen are the nearest towns, all of which offer a huge selection of further amenities, schooling and transport links, while other nearby village-like areas such as Bromley Cross, Bradshaw, Hoddlesden, and Ramsbottom offer plenty of good country pubs, independent shops and restaurants.

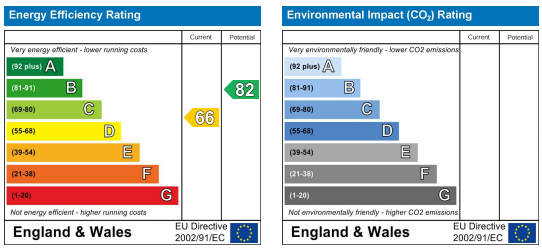
Specifics

The property is freehold.
The tax band is G.
The property is alarmed.
The loft is part boarded.
There is gas central heating with a boiler and 'Megaflo' tank.

Area Map

Floor Plans

Energy Efficiency Graph



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