



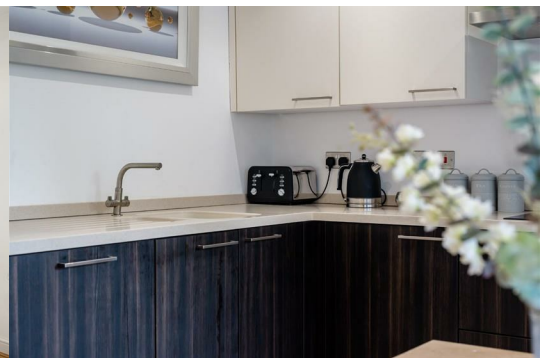
Broadhead Road

Bolton, BL7 0JR

Offers around £365,000



Situated in a private position within the sought-after rural neighbourhood of Crowthorn, this modern premium townhouse is deceptively spacious, situated over three floors with pristine contemporary interiors throughout. A brief overview of the accommodation includes a front lounge, kitchen-diner, utility, downstairs WC, and four bedrooms, where the master suite features an en-suite and walk-in wardrobe/dressing room, the second bedroom another en-suite, plus a family bathroom. Externally are two private parking spaces plus a low maintenance garden with fantastic countryside views. And with it being only a few years old, everything within this property is near-new!



The Ground Floor, Living Space

Stroll in through the entrance vestibule and a spacious hallway welcomes you inside, where you get a first glimpse of the immaculate condition and soft, neutral colour scheme throughout. The lounge is situated to the left in a traditional layout at the front of the home, with two windows creating a bright and airy feel.

To the rear of the property is a stylish kitchen-diner where two sets of French doors open onto the back garden and again allow plenty of natural light in, continuing the bright and airy feel. Trendy dark-wood undercounter cabinetry brings contrast to the Quartz worktop and light toned cabinetry above, and a stainless-steel sink with contemporary tap is set seamlessly within the worktop. Integrated appliances include a Neff range, featuring fridge, freezer, dishwasher, oven, microwave, induction hob and matching extractor hood.

Off the kitchen is the utility, with plumbing for the washer/dryer, and an additional sink with tap, plus extra storage space. Before we head upstairs, another practical feature of this generous townhouse is the downstairs WC – ideal for everyday family life and hosting guests.

The First Floor, Bedrooms & Bathrooms

From the spacious hallway on the ground floor, the U-shaped staircase leads to an equally spacious landing on the first floor, connecting three bedrooms and the family bathroom. The pristine contemporary interiors continue here too, with every room being presented in excellent condition to modern standards. Two of the three bedrooms on this floor are substantial doubles, one of which features a three-piece en-suite comprising walk-in shower, vanity basin with integral storage, and WC, with half-tiled walls that match the tiled floor. The third bedroom on this floor is a traditional single bedroom, which would be suitable as a nursery or alternatively would be perfect as a handy home office. The family bathroom is of the same neutral design though features a four-piece suite, including a tiled-in bath, walk-in shower with glass façade, vanity basin and WC.

The Second Floor, Master Suite

Up the second floor and the master suite boasts a huge footprint, with high vaulted ceilings creating a sense of grandeur, and Velux windows affording scenic views of the surrounding countryside. A walk-in wardrobe/dressing room is situated on one side of the master suite, while still allowing lots of space for freestanding furniture, and the en-suite on the other side features another three-piece suite comprising another tiled-in bath, with shower, plus vanity basin and WC.

The Outside Space

In addition to two allocated parking spaces and the stone flagged terrace at the front, this property has a low maintenance back garden with expansive views of the rolling green hills. The garden comprises a decked area plus an artificial lawn, creating a green space to enjoy with family and friends while allowing it to be very easy to maintain.

The Location, Countryside Convenience

Located in Crowthorn near Edgworth with open countryside views, Thomas Bowman House is perfectly suited if you're in search of a quieter lifestyle without being too far removed from the convenience of modern day amenities, while still having miles of beautiful scenery on your doorstep.

Edgworth is in a couple minutes' drive or scenic stroll - a bustling countryside village surrounded by beautiful scenery. The village provides a selection of amenities including cafes, pubs, restaurants, and independent shops. 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. And Holdens & Co ice creamery and village store is a favourite amongst locals!

A range of further country pubs, eateries and independent shops, leisure facilities and schools can be found in the nearby areas of Bromley Cross, and Harwood. Plus, there are outdoor pursuits in abundance in every direction, from country walks, to running, cycling, equestrian facilities, golfing and more, this rural setting is a natural playground. If you're looking for a rural yet secure and easy maintenance home away from the hustle and bustle of modern life, this one might just be the one for you!

The Specifics

The tax band is F.

The tenure is leasehold and the vendor has never paid any ground rent.

The length of the lease is 999 years from 14th January 2022.

Insurance for the private car park is £18.68 per annum per household.

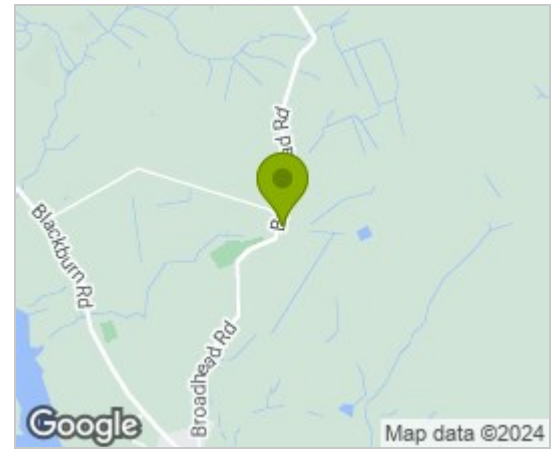
The property has an energy efficiency rating of 88 (B), which is significantly higher than the national average.

The boiler is a Viessman combi located in the kitchen.

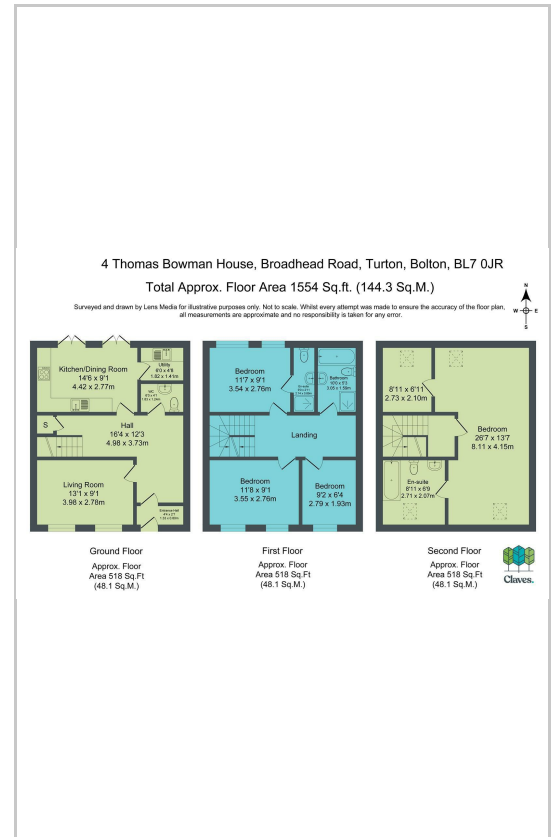
The property has two allocated parking spaces on a private resident's car park.

The property is alarmed.

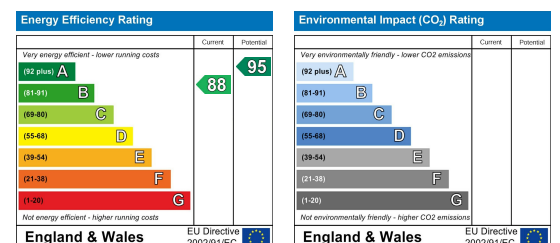
Area Map



Floor Plans



Energy Efficiency Graph



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