

Claves.



Hardy Mill Road

Bolton, BL2 3PJ

£675,000



Beautiful, refined interiors... Fresh, bright, airy vibes... And oodles of space inside and out... Welcome to 144 Hardy Mill Road. Hidden within a leafy green setting, this detached four-bedroom family home boasts a huge plot, benefitting from a large driveway, garage, and generous gardens that hold heaps of potential. The top-quality accommodation on offer here briefly comprises a hallway, two separate reception rooms, a modern open plan living space including kitchen, dining and lounge area, utility and downstairs WC, and upstairs are four double bedrooms with an en-suite to the master, and family bathroom. Let's take a closer look...



Unique Character & Contemporary Charm

Every inch of this home is finished with such a tasteful eye for design, it lends itself to a feature in a trendy interior design mag! Internally the property oozes chic contemporary charm having recently undergone a renovation throughout, and its distinctive American-colonial-style external design adds unique character – what a delightful property to call home this is.

First Impressions

Pop your car on the large driveway and appreciate the vibrant greens of the mature trees and shrubbery which decorate the plot, creating a desirable privacy like it's in a little world of its own. Stroll to the American-style front porch and feature front door, and as soon as you step inside you are welcomed by the superb amount of natural light flowing through the home. Where to explore first?

Open Plan Living

The homely hallway welcomes you through to the gorgeous open plan living space at the rear, where an abundance of glass frames the greenery of the huge rear garden. Light floods into the room through the floor-to-ceiling windows and bifold doors, giving a fresh, airy ambience on bright sunny days, while Jim Lawrence designer lighting creates a warming vibe on wintery days and cosy evenings.

In-frame shaker style cupboards bring a refined contemporary aesthetic to the kitchen, complementing the white Quartz worktop and its Belfast sink with traditional bronzed feature tap. The kitchen is a fabulous example of traditional design blending effortlessly with chic contemporary style, and the beautiful LVT parquet flooring brings it all together just perfectly.

On a practical note, the kitchen benefits from everything integrated, including an induction hob with antiqued mirror splashback (another nod to fabulous design!), double oven and microwave, dishwasher, and fridge-freezer. Plus, the island makes it a brilliant social hub, ideal for daily life and creating memories with family and friends!

Owing to its generous size, the open plan living also easily accommodates a dining area with ample space for all the family, plus a roomy lounge area too! The lounge aspect features a decorative chimney breast which holds the centre of the space and adds another touch of traditional character, it's a lovely spot to sink into the sofa after a long day, relax, and appreciate the pleasant garden view.

Reception Rooms

As well as the brilliant open plan living, 144 Hardy Mill also benefits from two additional reception rooms situated at the front. From the lounge aspect of the open plan living, glass, space-saving pocket doors slide open and flow through to the front lounge, where a teal panelled feature wall adds a vibrant splash of colour to the fresh white walls and beautiful LVT parquet. The second of the other reception rooms sits on the other side of the hallway where trendy wall panelling continues. Currently used as a home bar, this spot alternatively suits use as a snug, home office, or perhaps a playroom for the kids?

Beautiful, But Practical Too!

A premium family home wouldn't be complete without a utility now would it? Situated off the kitchen is the spacious utility, which houses the washer and dryer, an extra big Belfast sink, and provides ample storage space for your miscellaneous bits and bobs. Adjacent to the utility is the downstairs WC which doubles as a boot room with integral access to the garage – a handy entrance for your wet boots and muddy paws after strolls in the nearby countryside.

Sleeping & Bathing

A traditional carpet runner adds a subtle contrast to the white panelling and staircase leading from the hallway upstairs, inviting you to the bedrooms and bathrooms...

Three of the four bedrooms are substantial doubles, and it's no surprise that all the bedrooms are found in immaculate condition, finished to impressive standards. The master affords more green views out over the back garden, and its generous footprint ensures spacious living, with a beautifully designed en-suite featuring modern marble-styled tiling and a traditional suite, comprising a walk-in shower with glass façade, wash basin with integral storage, WC, and chrome heated towel rail. The traditional design continues in each of the other bedrooms, and the main bathroom too, which boasts a splendid freestanding tub, wash basin and WC.

The Outside Space & Potential

A brilliant feature about this property is the copious amount of outside space. The property is set back from the road behind a large front lawn and driveway, all bordered by mature trees and shrubbery creating that lovely privacy. The leafy green privacy continues at the rear too, where the huge garden is a blank slate that you could do so much with! A spacious patio sits outside the open plan living, offering a great spot for al fresco dining and refreshments on warm summer days. The rest of this wonderfully generous garden comprises a large lawn, and further mature trees and shrubbery – you could look at it as a blank slate with all sorts of possibilities...

This beautiful property is ready to move into without lifting a finger, however if you have the appetite for development, the plot at number 144 has so much potential! The huge garden at the rear offers plenty of space to substantially develop the property if you ever wanted to, subject to planning. And the current configuration with an attached garage also means an extension could be done over the garage to add further floor space, again subject to planning.

A Desirable Family Location

Secluded in its private plot at the top of Hardy Mill Road on the fringe of Harwood, the location of this family home benefits from having a large selection of amenities and schooling nearby. Just a hop skip and jump down the road and you're in central Harwood, where there's a variety of pubs, cafes, and other village-like amenities, in addition to Morrisons supermarket. The neighbouring areas of Tottington, Afftside, Bradshaw, Edgworth, Bromley Cross and Egerton also offer a further selection of eateries, cafes and pubs. And for the lovers of the outdoors there's plenty of open countryside nearby too, ideal for rural strolls and outdoor pursuits! It's a desirable and well connected location for a growing family.

Services & Specifics

We are advised: The property is Leasehold, and the lease is 999 years from 12th November 1822 with no ground rent payable.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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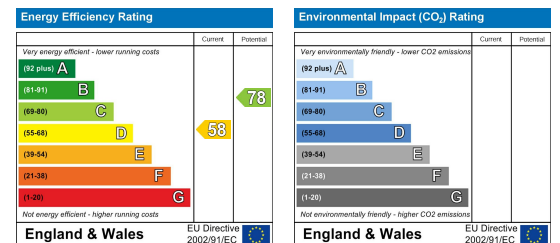
Area Map



Floor Plans



Energy Efficiency Graph



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