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Independent Estate Agents

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## SHARPLES MEADOWS – BOLTON – £725,000

An exclusive detached family home set in a secure gated development, off the beaten track on the edge of beautiful countryside yet with easy reach of superb everyday amenities. Woodland, beautiful pathways and countryside are all just a short walk away. Whilst Thornleigh secondary school and sixth form as just a short walk away, and there are easy links via road to the motorway and railway networks.

A stunning four bedroom detached house situated in an exclusive gated development, close to Thornleigh school, Moss bank park and Barrow Bridge. Constructed only a couple of years ago this impressive property has many features including a bespoke staircase, converted games room, generous sized gardens, and lots of space. The position is rather unique, placed on a generous corner plot at the bottom of the cul-de-sac, making this the perfect family home. Ewan decide the recommended through Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

The spacious and versatile accommodation briefly comprises; Reception hall, guest WC room, study/reception room, dining room, living room, open plan kitchen breakfast room and a useful converted games room. Upstairs there are four good size bedrooms and family bathroom. The master bedroom has an en suite shower room and dressing room. Bedroom two and three share a 'jack and Jill' style shower room. Outside there are substantial gardens to 3 sides. The front has a large laid to lawn garden area and a driveway which leads to the garage. The garage has been partially converted into a games room. Rear, there is a sizable garden with mature trees and a composite decked patio area. The property also benefits from uPVC double glazing and gas central heating

### BOLTON

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Incorporating: Wright Dickson & Catlow. WDC Estates



### LETTINGS & MANAGEMENT

### BURY

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## ACCOMMODATION AND APPROXIMATE ROOM SIZES:

### Reception hall:

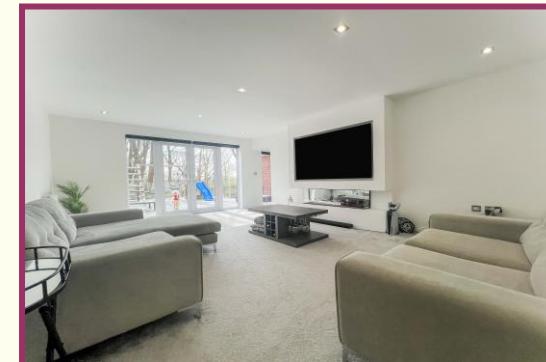
A grand and welcoming hallway what is central glazed staircase, matching Georgian style uPVC windows to either side of the entrance door, quality flooring, built in storage space.

Guest w,c/powder room: 6' 2" x 3' 3" (1.88m x 0.99m)

Modern white two piece suite comprising; Villeroy & Boch dual WC and wash hand basin, ceramic floor tiling, radiator.

Lounge: 19' 4" x 13' 1" (5.89m x 3.98m)

Beautiful lounge flooded with natural light from the double uPVC patio doors and the tall uPVC windows to either side, feature fire with space for enclosed large screen television above, two radiators, quality carpet, opens into an inner area with excellent built-in storage space finished with a tiled floor and there is a door off to the family/playroom.



Family room/playroom: 18' 6" x 9' 3" (5.63m x 2.82m)

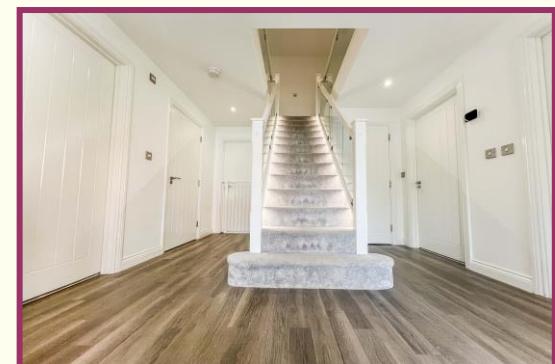
Lovely carpet, inset spot lighting, electric radiator.

Sitting room: 13' 1" x 9' 8" (3.98m x 2.94m)

uPVC window to the front, radiator, neutral decorations, quality carpet.

Home office/reception room: 9' 2" x 9' 2" (2.8m x 2.8m) into bay

uPVC bay window to the front, radiator, quality carpet, neutral decorations.



Jack and Jill en suite shower room: 7' 1" x 6' 6" (2.16m x 1.98m)

uPVC frosted double glazed window side aspect, shower cubicle, Villeroy & Boch wash basin with mixer tap, close couple WC, tiled floor, part tiling to the walls, chrome plated towel rail, inset spotlights, extractor fan.

Bedroom three: 11' 2" x 10' 7" (3.40m x 3.22m)

uPVC double glazed window rear garden aspect, radiator below, range of fitted wardrobes and matching drawers, inset spotlights to the ceiling, door leading to the 'Jack and Jill' en suite shower room.

Bedroom 4: 15' 11" x 9' 0" (4.85m x 2.74m)

uPVC double glazed window front aspect, radiator below, Inset spotlights to the ceiling

Family bathroom:

uPVC frosted double glazed window rear aspect, white suite comprising, panel enclosed bath with mixer tap, Villeroy and Boch wash basin with mixer tap, Villeroy and Boch close couple WC, shower cubicle, tiled floor, heated towel rail, inset spotlights and extractor fan to the ceiling

Garden:

The significant detached residence is set in a particularly generous plot in an enviable position at the head of the secure cul-de-sac. The rear gardens have been landscaped with a large glazed composite decked terrace area to the rear of the property. To give an idea of size at the moment this contains football goals and children's swings/play equipment. The gardens are predominantly laid to lawn and are fully enclosed with mature trees which enhances the privacy.

Tenure:

We are advised the property is Freehold.

Viewings:

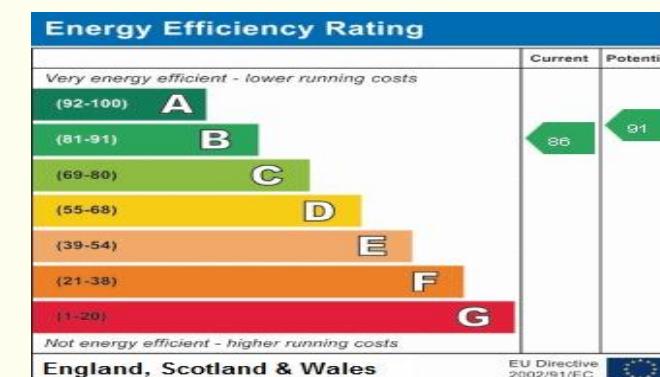
All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

Thinking of selling:

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**Open plan kitchen/diner/family room: 21' 0" x 19' 4" (6.40m x 5.89m)**

This space is flooded with natural light from the bi-folding doors which open out to the rear garden, and the same quality flooring flows through the hallway into the kitchen, there is a high specification quality fitted kitchen with a comprehensive range of matching drawers, base and wall cabinets, integrated dishwasher, fridge/freezer, Bosch oven/grill, induction hob, Blanco sink with drainer and mixer tap over. There is an abundance of versatile open plan dining and family space, uPVC double glazed window, two radiators.



**Utility room: 6' 10" x 6' 2" (2.08m x 1.88m)**

The utility room is fitted with matching base and wall cabinets to those in the kitchen the wall cabinets conceal the ideal Logic gas central heating boiler, stainless steel single bowl sink and drainer, same quality flooring from the kitchen to flows into the utility room and there is a double glazed side entrance door, radiator.

**Landing:**

Radiator, inset spotlights to the ceiling, built-in airing cupboard, access to the loft, built in cupboard, housing the hot water cylinder.

