

1 Yew Tree Court, Smithills, Bolton, BL1 7QU



**£600,000**

Impressive executive detached home situated on this gated development in this highly sought after location. Offering superb accommodation over 3 floors with generous lounge, superb 28ft dining kitchen with granite worktops built in and integrated 'Neff' appliances, utility and office, 3 bathrooms 5 bedrooms. Parking for 4 cars and detached double garage make this a property not to be missed. Ideally located for local countryside sought after schools and local shops. Viewing essential.

- Executive Detached
- 5 Double Bedrooms
- 3 Bathrooms
- EPC Rating B
- Private Gated Community
- Spacious Reception Rooms
- Viewing Essential
- Council Tax Band F



Located on a gated development built by Jones Homes 5 years ago this former show home property offers fantastic family accommodation set over three floors. Internally the property is well decorated and has been upgraded with LVT flooring and tiled flooring to the downstairs. The double garage has been converted to a gym / chill out area along with storage. Inside the property comprises : Entrance hall, cloakroom, office, generous lounge, utility room, large 28ft dining kitchen fitted with modern cream gloss units with granite worktops, built in and integrated 'Neff' appliances. To the first floor there are 3 double bedrooms the master with en-suite shower room and a family bathroom fitted with a 4 piece white suite. To the second floor there are two further double bedrooms and a further shower room. Outside there is a small front garden with extensive block paved driveway offering parking for 4 cars and leading to the detached double garage, to the rear there is a gravelled and paved patio area mature shrub borders and steps leading to a lawned area.

There is communal CCTV installed and gated access operated via remote control at the entrance to the development. Ideally located for access to local amenities. Rivington countryside and local schools.

### **Entrance Hall**

Double glazed window to side, radiator, tiled flooring, carpeted stairs to first floor landing, double glazed entrance door, door to:

### **WC**

Double glazed window to front, fitted with two piece modern white suite comprising, corner wall mounted wash hand basin with mixer tap and tiled splashback and low-level WC, radiator, ceramic tiled flooring.

### **Office 8'6" x 7'5" (2.60m x 2.26m)**

Double glazed box window to front, radiator.

### **Lounge 11'9" x 13'10" (3.58m x 4.22m)**

Double glazed box window to front, double radiator, Luxury vinyl flooring.

### **Kitchen/Diner 8'7" x 28'5" (2.62m x 8.66m)**

Fitted with a matching range of modern handle less cream gloss base and eye level units with underlighting, drawers and complementary granite worktops with matching upstands, 1+1/2 bowl underslung stainless steel sink unit with single drainer and mixer tap. matching breakfast bar with cupboards under, Neff appliances including integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted double oven with built in microwave, four ring gas hob with extractor hood over, double glazed window to rear, two windows to rear, built-in under-stairs storage cupboard, double radiator, luxury vinyl tiled flooring, ceiling with recessed spotlights, double glazed 'French' doors with matching side panels to garden, door to:

### **Utility 4'8" x 7'5" (1.42m x 2.26m)**

Fitted with a matching range of modern handle less cream gloss base and eye level units with complementary granite worktops with matching upstands, stainless steel underslung sink unit with mixer tap, wall mounted concealed gas boiler serving heating system and domestic hot water, plumbing for washing machine, luxury vinyl tiled flooring.

### **Landing**

Double glazed window to front, carpeted stairs to second floor landing, door to:

### **Bedroom 1 14'11" x 10'11" (4.54m x 3.32m)**

Double glazed window to front, radiator, vinyl tiled flooring, door to:

### **En-suite**

Fitted with three piece modern suite comprising pedestal wash hand basin with mixer tap, wet room tiled shower area with rainfall shower head plus hand held shower attachment, glass screen and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, mirrored cabinet with light, frosted double glazed window to rear, ceramic tiled flooring.



**Bedroom 2 10'2" x 10'11" (3.09m x 3.33m)**

Double glazed window to rear, built-in airing cupboard housing, factory lagged hot water cylinder, radiator, door to:

**Bedroom 3 10'4" x 10'11" (3.16m x 3.33m)**

Double glazed window to front, radiator.

**Family Bathroom**

Fitted with four piece modern white suite comprising deep panelled bath with hand shower attachment over and mixer tap, pedestal wash hand basin with mixer tap, tiled shower enclosure with rainfall shower head plus hand held mixer shower, low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, mirrored cabinet with light, frosted double glazed window to rear, ceramic tiled flooring.

**Landing**

Radiator, door to:

**Bedroom 4 14'6" x 11'2" (4.41m x 3.40m)**

Double glazed window to front, radiator, vaulted ceiling.

**Bedroom 5 14'6" x 10'9" (4.41m x 3.28m)**

Double glazed window to front and to side, radiator, vaulted ceiling, access to loft space.

**Shower Room**

Fitted with three piece modern white suite comprising tiled shower enclosure with rainfall shower over plus hand held shower attachment, pedestal wash hand basin with mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, mirrored cabinet with light, double glazed velux skylight to rear, ceramic tiled flooring.

**Outside**

Private gated access via remote gates leading to the property, paved pathway leading to front entrance door, mature flower and shrub borders, extensive block paved driveway to the front and side leading to garage with car parking space for four cars .

Private rear garden, enclosed by timber fencing to rear and sides, large gravelled paved sun patio, mature flower and shrub borders beds, outside courtesy lighting and power sockets, steps up to lawned area.

**Garage**

Detached brick built double garage with power and light connected, currently being used as gym and chill out area plus storage, Up and over door, side personal access door. Large boarded loft storage with ladder access.

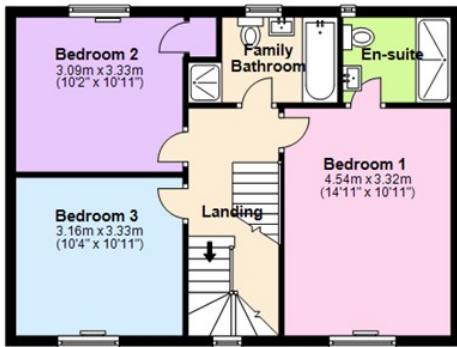




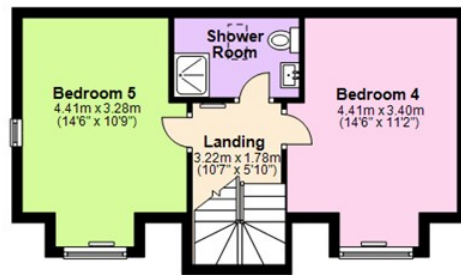
**Ground Floor**  
Approx. 60.0 sq. metres (646.1 sq. feet)



**First Floor**  
Approx. 55.0 sq. metres (591.9 sq. feet)



**Second Floor**  
Approx. 35.3 sq. metres (380.5 sq. feet)



Total area: approx. 150.4 sq. metres (1618.5 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

