



9 Sudbury Drive, Lostock, Bolton, BL6 4PP

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**9 Sudbury Drive
Lostock
Bolton
BL6 4PP**

Welcome to this stunning property located in the highly sought after area of Lostock, Bolton. Set in a substantial plot with mature landscaped gardens. Having been extended and fully renovated by the current owners to provide substantial accommodation, this spacious home boasts 3 reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With 5 generously sized bedrooms, there is plenty of room for everyone to have their own space and privacy. Offering fabulous accommodation that has been extended and improved by the current owners to a high specification throughout. The property sits on a generous plot and is ideally located for access to many local amenities along with transport links for both motorway and rail to Manchester and beyond the property is also within easy reach of Bolton School and Clevelands Prep. The living accommodation is superb with three spacious reception rooms, office / prayer room, fantastic kitchen and Integral double garage, currently used as a second cooking kitchen. 5 generous bedrooms the master having an en suite shower room, bedroom 2 having an en suite 4 piece bathroom and all have fitted bedroom furniture. Stunning family shower room with three piece suite and underfloor heating. Outside there is parking for 4 cars on the driveway and access to the double garage, lawned area and flower and shrub borders. To the rear is a large private garden with extensive block paved sun patio lawned area and steps up to a feature gazebo with power and light connected accessed by a rope and timber bridge. There is also a brick built garden room / office with power and light connected offering further accommodation / storage space. Viewing is essential to appreciate all that is on offer with this property





Reception Hall

19'8" x 10'4" (6.00m x 3.15m)

UPVC double glazed window to side with shutter, Feature anthracite panel radiator, double radiator, karndean flooring, Feature timber staircase with wrought iron spindles to first floor landing, Composite double entrance doors with feature double glazed arched window over, double door, door to:

Lounge

13'0" x 17'9" (3.95m x 5.42m)

Vertical radiator, karndean flooring, double glazed bi-fold doors to garden, door to:

Office

6'11" x 10'4" (2.12m x 3.14m)

Two uPVC double glazed windows to front with shutter.

Sitting Room

24'9" x 12'6" (7.54m x 3.81m)

Two windows to rear, uPVC double glazed box window to front, double radiator, radiator, karndean flooring, uPVC double glazed french double door with stained and matching panels to garden, door to:

Dining Room

29'8" x 9'3" (9.04m x 2.82m)

UPVC double glazed window to front, uPVC double glazed window to rear, double radiator, radiator, karndean flooring, coving to ceiling with recessed spotlights, door to:

Kitchen

11'11" x 17'3" (3.63m x 5.27m)

Fitted with a matching range of black base and eye level units with complementary black granite worktops with matching up stands, under counter stainless steel sink unit with mixer tap, feature coloured glass splash-backs. Island unit with storage cupboards under and breakfast bar seating area, integrated dishwasher, space for American style fridge/freezer, built-in twin eye level fan assisted ovens one with warming drawer, five ring gas hob with extractor hood over, uPVC double glazed window to rear, Feature anthracite panel radiator, ceramic tiled flooring, UPVC panelled ceiling with recessed spotlights with power and light connected, wall mounted concealed gas boiler serving heating system and domestic hot water, door to:

Landing

Door to:



Office

10'0" x 13'4" (3.06m x 4.07m)

UPVC double glazed french doors balcony, door to:

Balcony

Ceramic tiled flooring, Wrought iron balustrade.

Bedroom 1

14'2" x 17'10" (4.32m x 5.43m)

UPVC double glazed window to front with shutter, uPVC double glazed window to side with shutter, two built-in double wardrobes with hanging rails and shelving, further built-in triple wardrobe(s) with full-length mirrored sliding doors, hanging rails and shelving, radiator, two wall light points, decorative coving to ceiling, door to:

En-suite

Fitted with three piece modern white suite comprising wall mounted wash hand basin with drawers and mixer tap, tiled double shower enclosure with rainfall shower over and hand held shower, folding glass screen, low-level WC, full height ceramic tiling to all walls, heated, extractor fan, uPVC frosted double glazed window to side.

Bedroom 4

10'6" x 17'10" (3.20m x 5.43m)

Fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rails and shelving, decorative coving to ceiling, uPVC double glazed french double doors leading to balcony.

Bedroom 2

15'0" x 11'7" (4.56m x 3.52m)

Fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with full-length sliding doors, hanging rails and shelving, double radiator, upvc double glazed French doors to balcony, door to:

Balcony

Constructed with composite decking floor and wrought iron balustrade over looking the rear garden the balcony runs the full length of the rear of the property.

En-suite

Fitted with three piece modern white suite comprising panelled bath with shower over and

mixer tap, wall mounted wash hand basin in vanity unit with cupboard under and mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to front, ceramic tiled flooring.

Bedroom 5

10'6" x 10'8" (3.20m x 3.26m)

UPVC double glazed window to rear with shutter, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s) with full-length sliding door, hanging rails and shelving, radiator.

Bedroom 3

10'6" x 16'4" (3.20m x 4.99m)

UPVC double glazed window to rear with shutter, fitted bedroom suite with a range of wardrobes comprising built-in wardrobes with full-length mirrored sliding door, hanging rails and shelving, radiator, coving to ceiling.

Shower Room

Fitted with three piece modern white suite comprising walk in double shower enclosure with rainfall shower over and hand shower, folding glass





screen, wall mounted wash hand basin in vanity unit with mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted mirror, two uPVC frosted double glazed windows to front, ceramic tiled flooring, under floor heating.

Double Garage

17'5" x 17'8" (5.31m x 5.38m)

Power and light connected currently fitted a second kitchen with gas point for oven, plumbing for washing machine, space for tumble dryer, fitted base and wall cupboards with worktops over and

stainless steel single drainer sink unit, remote-controlled up and over door.

Outside

Open plan front garden, block paved driveway to the front and side leading to double garage and offers off road car parking space for four cars, lawned area with mature flower and shrub borders.

Private landscaped rear garden offering superb outdoor space for the whole family to enjoy, the gardens have mature and offer a peaceful entertaining space. with gated access to both side the gardens are enclosed by timber fencing to rear



and sides, there is a large block paved sun patio with lawned area off and mature flower and shrub borders. Raised flower beds planters, and steps lead up to a elevated timber gazebo accessed via a feature bridge with power and light connected. Detached brick built Office / Garden room with power and light connected gives the opportunity for working from home in delightful garden surroundings

Energy Performance Certificate

More details relating to the energy performance of this property can be found at www.epcregister.com using the postcode to look up

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

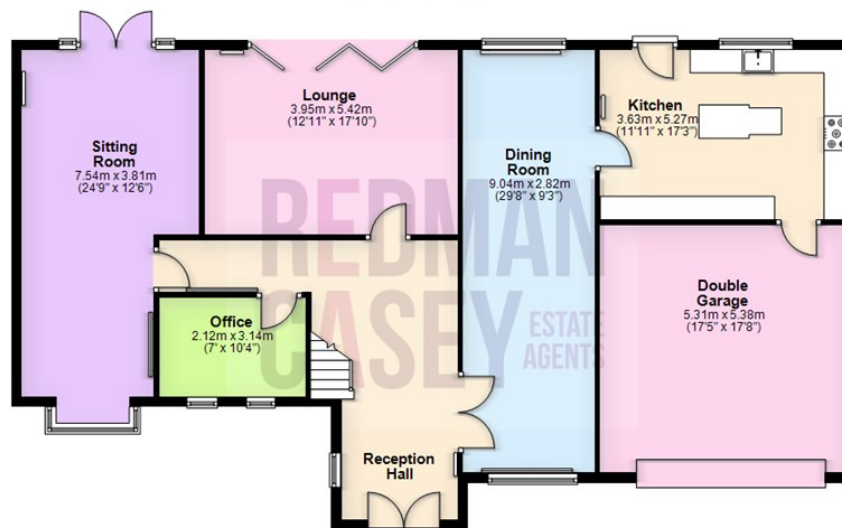
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment



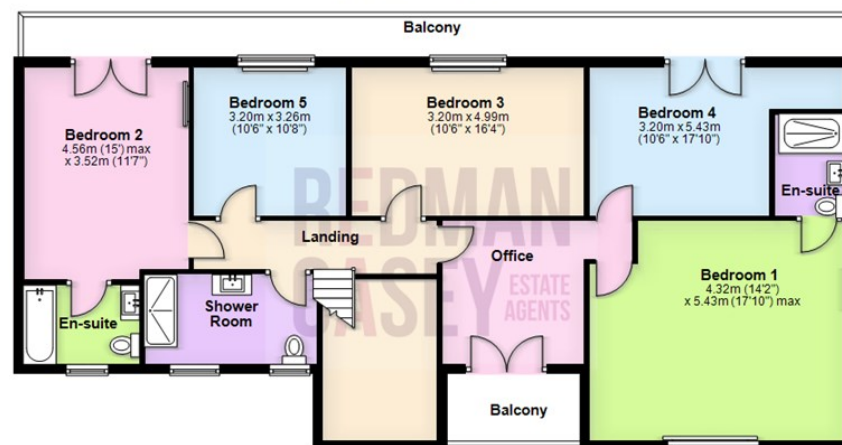
Ground Floor

Approx. 122.0 sq. metres (1313.6 sq. feet)



First Floor

Approx. 106.7 sq. metres (1148.0 sq. feet)



Total area: approx. 228.7 sq. metres (2461.6 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.

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