





An impressive four bedroom detached family home on an exclusive gated development in Bolton Le Sands. Built in 2021, this architect designed executive home combines clever design with high end finishes, so that every part of the home feels luxurious and inviting. Whether you're hosting friends and family in the large contemporary living spaces, soaking up the sun in the sizeable gardens, or retiring to one of the four warm and welcoming double bedrooms, you are sure to enjoy this stunning home for years to come.

Ground Floor

Hallway

17'11" x 6'1" (5.48 x 1.86)

The sleek modern hallway greets you as you enter the home and sets the precedent for the rest of this stunning contemporary home. With high end grey Porcelanosa ceramic tile flooring, underfloor heating and an impressive double height ceiling with a remote controlled Velux skylight, it's sure to give a good first impression for visiting friends and family. Acoustic panelling and concealed lighting keeps noise to a minimum and adds ambient lighting to the hallway. A glass paned oak staircase leads to the first floor, with a useful understair cupboard providing space for outdoor shoes and clothing to keep the minimal feel of the home.

Snug

11'6" x 9'7" (3.52 x 2.93)

An inviting snug at the front of the property offers a relaxing living room that can be shut off from the rest of the home giving you peace and tranquility. A modern app controlled fireplace forms the focal point of the room, with space on the carpeted floor with underfloor heating for seating and storage units around it. A double glazed window on the front aspect looks out to the driveway and provides natural light, with a central ceiling light for evening use. A great room to relax in after a long day with family and friends.

Kitchen Dining & Living Room

27'11" x 12'8" (8.52 x 3.87)

An impressive kitchen, dining and living space spans the side of the house and forms the hub of the home. Sleek grey Porcelanosa floor tiling with underfloor heating ties the space to the rest of the living areas, with anthracite bifold doors allowing the room to be opened up to the garden in the warmer months. A double height ceiling above the main seating area amplifies the sense of space, with a remote controlled Velux skylight providing natural light. The dining area houses a family dining table and sits beside the kitchen, ideal for dinner parties and family gatherings, with a double glazed window beside. The high end Porcelanosa kitchen features a breakfast bar with seating at the end of the sleek white Calacatta Gold Silestone worktop, offering space to prepare food and eat, great for busy mornings. Appliances include an integrated Neff double oven with warming drawer below, a 5 ring Neff induction hob with Neff extractor above, an integrated fridge freezer plus an integrated wine fridge beneath the breakfast bar. A sunken 1.5 sink sits beneath the double glazed window on the front aspect, with a mirrored backsplash which reflects natural light around the room. Spotlighting in the ceiling, pendant lighting over the breakfast bar and under cabinet lighting allows you to set the lighting levels in the evening.

Utility Room

9'6" x 5'1" (2.92 x 1.55)

The useful utility room combines style and practicality with Porcelanosa units including warm wood cabinetry and a marble effect work surface with space for two plumbed appliances and storage below. An integrated fridge freezer sits beside the door, with an integrated sink and drainer in the countertop, the ideal space for managing a busy household. The sleek grey ceramic Porcelanosa floor tiling continues through from the hallway giving a sense of cohesion and tying the spaces together. An internal door provides access to the large garage at the side of the house with an extractor fan above.

WC

6'4" x 3'0" (1.94 x 0.93)

A large WC sits off the hallway and boasts full grey Porcelanosa tiling on the floor and walls, underfloor heating and low level underlighting giving a sleek, modern feel. Featuring a low flush toilet with integrated controls, floating sink unit, heated towel rail and an LED mirror, it's a great addition for visitors and family.

Bedroom 2

10'1" x 9'6" (3.09 x 2.90)

A well-proportioned double bedroom on the ground floor boasts french doors out to the garden providing a beautiful view to wake up to each day. There's space on the carpeted floor for a double bed, dressing table and bedside tables, with a large dressing area and open closet providing plenty of storage for clothing. A panelled media wall houses the wall-mounted TV at the foot of the bed, giving a hotel-like feel to the room, with underfloor heating adding to the luxury.

Ensuite

7'3" x 4'0" (2.21 x 1.23)

An impressive ensuite services the second bedroom, with underfloor heating and fully tiled with Porcelanosa tiling from floor to ceiling. Featuring a double walk in shower, low flush toilet and floating sink with storage. A frosted double glazed window on the rear aspect provides natural light, with a heated towel rail, backlit bluetooth mirror and spotlighting completing the ultra modern bathroom.

First Floor

Landing

13'3" x 3'8" (4.04 x 1.14)

Connecting the bedrooms and bathroom is a carpeted landing with sockets and a double panel radiator against the wall. The oak and glass staircase leads up from the ground floor with an impressive double height entranceway with a Velux skylight above.

Bathroom

8'0" x 6'4" (2.44 x 1.95)

The modern main bathroom provides a stylish and comfortable space to get ready each day, fully tiled with luxurious Porcelanosa ceramic tiling with underfloor heating. With a low flush toilet, floating sink unit and bathtub with overhead shower it has everything needed for busy families. An inset shelf above the sink provides space for toiletries with a backlit Bluetooth mirror above. A heated towel rail is mounted beside the door with a Velux skylight on the rear aspect completing the bright and welcoming family bathroom.

Bedroom 1

16'9" x 13'2" (5.12 x 4.03)

A stunning master bedroom sits at the front of the property with a double glazed window on the front aspect providing natural light. The large carpeted floor boasts underfloor heating and houses a double bed, bedside tables, dressing table, drawer units and large dark blue fitted wardrobes, with plenty of space left over, allowing you to configure the room to fit your lifestyle. Additional storage is provided by a large walk in closet with lighting by the entrance, along with a head height eaves storage cupboard with a low level doorway beside the bed space, helping you keep the clean, minimal feel of the home. Spotlighting sits between the the vaulted ceiling, completing the luxurious main bedroom.

Ensuite

8'3" x 5'6" (2.54 x 1.68)

The dedicated master en-suite features high end grey Porcelanosa tiling on the floor and walls, giving a sleek contemporary feel befitting of the stylish main bedroom. The suite includes a low flush toilet, floating sink unit with storage and a modern double walk in shower enclosure, with a heated towel rail on the wall and underfloor heating. A frosted double glazed window provides daylight, with ceiling spotlights for evening use. An inset shelf above the sink provides space for toiletries and beauty products, with a wall mounted backlit mirrored cabinet for additional storage.

Bedroom 3

16'2" x 9'8" (4.94 x 2.95)

A spacious double bedroom sits at the end of the landing, with ample room on the carpeted floor for a double bed, dressing table, drawers and freestanding wardrobes. The room feels bright and airy thanks to the high vaulted ceiling and double glazed window on the front aspect which fills the space with light. A double panel radiator sits opposite the bed space with luxurious underfloor heating making it a warm and welcoming room to retire to each evening.

Bedroom 4

12'6" x 9'6" (3.82 x 2.91)

A carpeted double bedroom sits off the main landing and is currently utilised as a home office and spare bedroom. Two Velux skylights on the rear aspect fill the room with natural light with a central ceiling light making it a bright useable space throughout the day. A double panel radiator is mounted beneath the sloped ceiling with plenty of plug sockets and desk space beside making this a versatile room that you can tailor to your needs. The attic is accessed by a hatch in the far corner of the ceiling.

Attic

A large insulated attic space sits above the property, accessed by a ceiling hatch in the fourth bedroom. Great for storage, it helps keep the clean, modern feel of the home by keeping bulkier and seasonal items out of sight until needed.

External

Garage

20'11" x 9'10" (6.38 x 3.01)

The large integral garage can be accessed by an electric roller door off the driveway, a rear door from the garden or through the internal door from the utility room. A great space, whether for vehicles, a workshop or storage, there are sockets around the room giving you flexibility in its usage. The hot water tank for the house has been recently upgraded and regularly serviced, with the four year old Vaillant boiler housed nearby. An electric vehicle charging point adds to the convenience of the property, great for busy families.

Rear Garden

The well-proportioned South-facing rear garden offers the perfect space to enjoy the warmer weather and host family gatherings. With two seating areas including the porcelain flagged patio at the rear of the house, lawned areas and raised planting beds with established trees, it's reflects the spacious modern interior of the home. Bi-fold doors from the kitchen diner allow the space to be opened up to create one large entertaining space during the summer months. Fenced on all sides, with gated access on both sides, it's a safe and secure space for children and pets to play. Outdoor lighting and six outdoor sockets allow you to add lighting and powered features, so you can design your dream garden with ease.

Front Garden

A large lawned front garden fills the front of the plot and provides green views from the front of the house. A four car driveway sits in front of the garage, with a private gate into the development from the end of Monkswell Avenue.

Land

A sizeable parcel of land to the side of the property is accessed through a side gate from the front lawned garden area. A pathway leads down to the lawned strip of land, with a babbling stream running alongside. The space offers loads of potential, whether as an extension of the garden, private seating area or a detached vegetable garden, it's a unique and impressive feature for houses in the area.

Additional Information

Freehold. Council Tax Band F. Residents Committee to maintain shared spaces and entrance gate. Heatmiser Neo smart controlled central heating system.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase







Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92-100) 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

Current	Potential
85	93

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