



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and

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## SHOREFIELD MOUNT –EGERTON – OFFERS IN EXCESS OF £550,000

An opportunity to purchase this impressive five bedroom detached family home, situated in a quiet cul-de-sac in a highly sought after village location. The property has been extended creating spacious and versatile accommodation.

There are many features which include, an open plan central staircase, leading to a galleried landing, three reception rooms, a fitted German kitchen dining room, two driveways and a delightful landscaped garden. Shorefield Mount sits on the edge of beautiful countryside and Egerton Village, with good local schools, shops and restaurants. Viewing is highly recommended through Cardwells estate agent Bolton, (01204) 381281, bolton@cardwells.co.uk The spacious and versatile accommodation briefly comprises, Entrance porch, reception hall, guest WC, lounge, kitchen dining room, utility room, office and a sitting room. Upstairs there are five bedrooms and a family bathroom. The master bedroom has an en suite bathroom. Outside, there are delightful gardens to three sides, along with two driveways and a single attached garage. The property also benefits from uPVC double glazing and gas central heating.



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## ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door with matching windows aside.

Entrance porch:

Reception hall:

uPVC double glazed window front aspect, feature open plan staircase leading to a galleried landing, radiator, coving, inset spotlights to the ceiling, doors lead to



Guest w.c:

Close coupled WC, wash basin with mixer tap, radiator, fitted cloaks cupboard, coving, extractor fan.

Living room: 20' 1" x 12' 11" (6.12m x 3.93m)

uPVC double glazed bay window front aspect, further uPVC double glazed window rear garden aspect, two radiators, feature marble fireplace incorporating a living flame gas fire with an ornate mantle surround, hardwood wooden flooring, coving to the ceiling.



Kitchen dining room: 22' 8" x 11' 0" (6.90m x 3.35m)

Kitchen:

uPVC double glazed window and door garden aspect, range of fitted wall and base units with complementary work surfaces and stainless steel splashbacks, built-in double oven, inset halogen hob with a stainless steel extractor canopy above, built in microwave oven, integrated dishwasher integrated fridge, stainless steel sink unit with mixer tap, tiled floor, inset spotlights to the ceiling.



Bedroom 3: 13' 0" x 9' 5" (3.96m x 2.87m)  
uPVC double glazed window front aspect, radiator below, fitted wardrobe with overhead storage cupboards and a matching dressing table unit, coving to the ceiling.



Bedroom 4: 10' 0" x 11' 3" (3.05m x 3.43m)  
uPVC double glazed window rear aspect, radiator below, coving to the ceiling.



Bedroom 5: 10' 0" x 9' 0" (3.05m x 2.74m)  
uPVC double glazed window rear aspect, radiator below, fitted wardrobe and a matching dressing table unit.



Bathroom: 7' 9" x 7' 2" (2.36m x 2.18m)  
uPVC frosted double glazed window front aspect, matching white suite comprising, enclosed corner bath with a mixer tap and a shower attachments, shower cubicle, close coupled WC, wash basin with mixer tap, tiled splashback's, heated towel rail, coving, inset spotlights, extractor fan.



Outside:

Outside there are two block paved driveways, one of which leads to a single attached garage with an up and over door. There are feature plants and tree displays along the side elevation and two laid to lawn areas. To the right hand side there is a paved storage area and the gate which gives access to the rear garden. Rear There is a delightful landscaped garden which has a circular laid to lawn area and an Indian stone paved patio. There are trees and plant displays, a tap and lighting to the rear elevation. There is also a useful wooden summer house which benefits from electricity.





**Dining area:**

uPVC double glazed window garden aspect, tiled floor, radiator, coving to the ceiling.



**Utility room: 8' 7" x 5' 0" (2.61m x 1.52m)**

uPVC double glazed window garden aspect, fitted storage cupboards with a worktop surface, stainless steel sink unit with mixer tap, space for a washing machine and a tumble dryer, tiled floor, integral door leading to the garage.



**Office: 12' 10" x 13' 9" (3.91m x 4.19m)**

uPVC double glazed window front aspect, radiator below, fitted office furniture and bookshelves, radiator, coving to the ceiling.



**Sitting room: 11' 4" x 10' 0" (3.45m x 3.05m)**

uPVC double glazed French doors rear garden aspect, hardwood wooden flooring, radiator, coving to the ceiling.



**Galleried landing:**

**2 uPVC double glazed windows front aspect, radiator, coving to the ceiling, fitted airing cupboard, access to the loft.**

**Master bedroom: 16' 8" x 14' 5" (5.08m x 4.39m)**

**uPVC double glazed window garden aspect, radiator below coving to the ceiling, fitted wardrobes and a dressing table unit with matching bedside drawers.**



**En suite: 10' 4" x 6' 2" (3.15m x 1.88m)**

**uPVC frosted double glazed window front aspect, white suite comprising, shower cubicle, wash basin with mixer tap, enclosed corner bath with mixer tap and a shower attachment, heated towel rail, tiled splashback, coving to the ceiling, inset spotlights fitted storage cupboard.**



**Bedroom 2: 12' 10" x 11' 2" (3.91m x 3.40m)**

**2 uPVC double glazed window rear aspect, radiator below, fitted wardrobes and a matching dressing table unit with bedside drawers, radiator, coving to the ceiling.**

