



UPPER MEAD
EGERTON

28 UPPER MEAD

Looking for a 4-bedroom family home in Egerton?

Discover the charm of this thoughtfully extended semi-detached home, peacefully situated at the cul-de-sac's end just off Old Quarry Lane.

A welcoming paved driveway awaits, providing ample space for two vehicles with comfort and convenience.

The entrance door boasts a contemporary anthracite colour on its exterior, presenting a sleek and modern grey façade. As you step inside, the interior side, the door is elegantly white, seamlessly blending with the hallway's monochrome Victorian-style diamond mosaic floor tiling.





28

RELAX AND UNWIND

Take a left turn into the inviting living room flooded with natural light pouring through a gracefully curved bay window that offers a scenic view of the verdant front garden.

At the heart of the room stands a wood-burning stove, seamlessly integrated into a fireplace featuring a grey slate stone-tiled wall. This addition brings a snug atmosphere, ideal for cultivating a cosy setting on chilly evenings. The warmth extends to the room's ambiance, enhanced by the Karndean flooring that beautifully complements the neutral-toned walls.









THE HEART OF THE HOME

Enter the stylish kitchen and dining space adorned with beech-style wall and base cabinets, creating a warm and inviting atmosphere. The focal point is the matching central island unit featuring a breakfast bar and a sleek black sink seamlessly incorporated within it. The elegance continues with Corian grey worktops, providing a contemporary and durable surface. The kitchen is equipped with integrated appliances, including a built-in fridge, freezer, dishwasher, electric oven, microwave, and an Induction hob with a stainless steel extractor above.

The aesthetic is further complemented by dark grey floor tiles with mosaic border, creating a modern contrast. Illuminated by spotlights above, the kitchen exudes a well-lit and functional ambiance.







Flowing from the kitchen, the dining space strategically sits opposite bifolding doors that open to the initial patio area. The effortless unfolding of these doors enables a seamless transition between the indoor and outdoor spaces, promoting a continuous flow and elevating the overall sense of spaciousness. This setup establishes a perfect environment for summer entertaining, barbecues, and social gatherings. Bathed in natural light streaming through the vaulted ceiling adorned with Velux windows, the dining area exudes a radiant warmth, creating a flexible and welcoming ambiance that seamlessly integrates with the outdoor surroundings.

The open-plan design seamlessly extends to a sitting area, complete with two wall-mounted fires for added comfort.

Adjacent to the sitting room is a versatile downstairs room, currently utilised as a playroom but also ideal as an office space. This well-designed and interconnected space offers a perfect blend of functionality and aesthetics for both everyday living and entertaining.

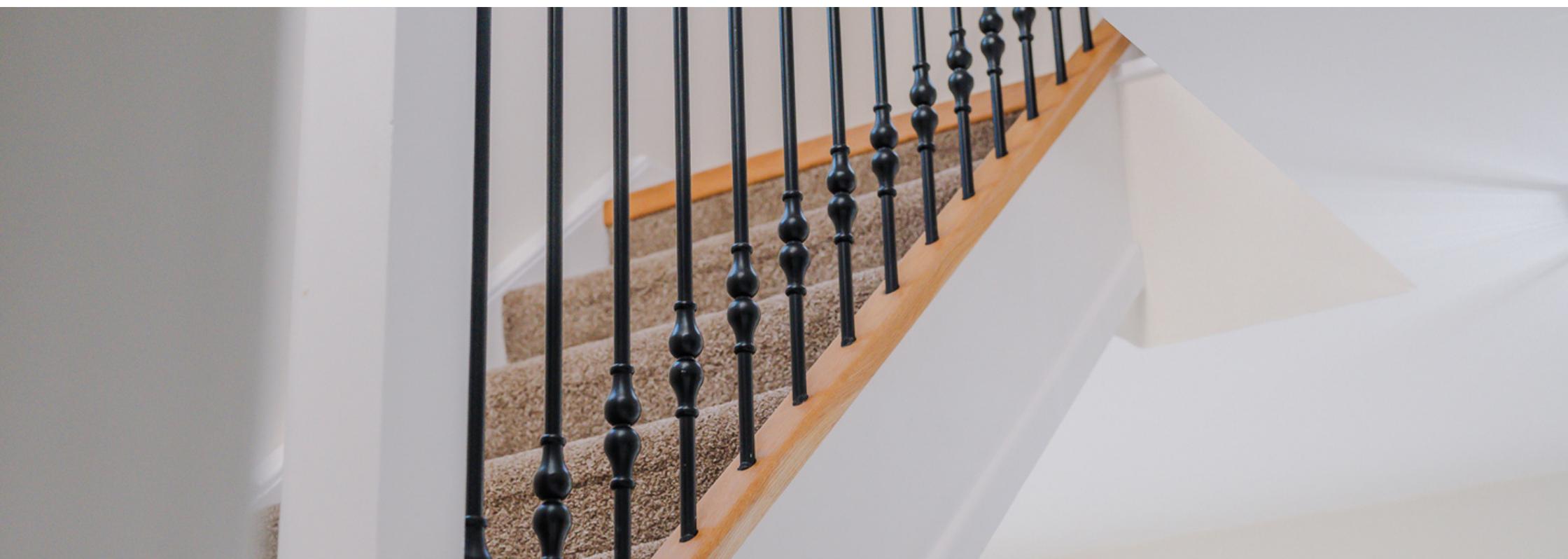


Next door, explore a modern bar designed for hosting guests. The bar features oak surfaces on both the front and back, providing seating for two. Below, there's room for a beer fridge, and rustic panelling adds a distinctive touch to the shelving – essentially, a room divided into two distinct halves. The remaining space serves as a practical utility room, showcasing a Belfast sink and grey shaker-style doors, with space behind for a washer/dryer. A window and a door lead to the side elevation, enhancing the room's functionality and accessibility.



Before ascending to the upper level, take a moment to explore the convenient downstairs cloakroom, perfect for guests and a handy spot for storing essentials like coats and boots.





Ascend the stairs to the first floor and explore the four bedrooms. As you climb, you'll be welcomed by sophisticated black wrought-iron-style railings that enhance the visual appeal of the staircase.

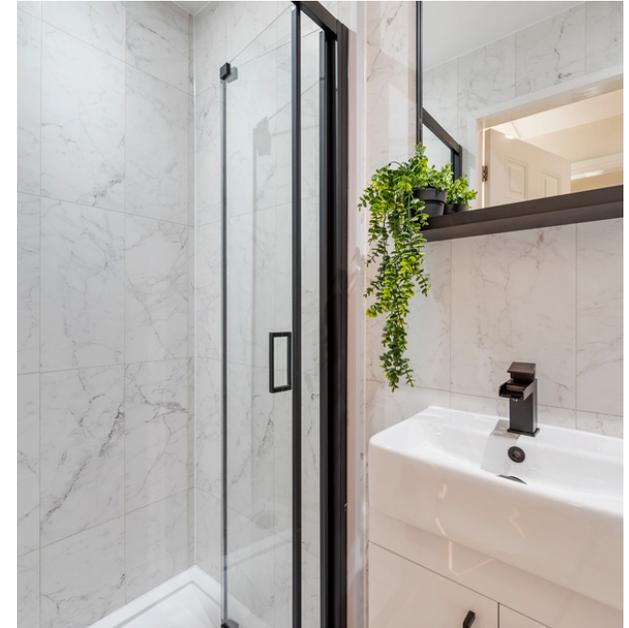
The main bedroom offers a private retreat, featuring a spacious double bedroom with oak laminate flooring and a distinctive planked wall behind the bed.

One of the standout features of this bedroom is the bifolding doors that open onto its own conservatory space, providing an ideal spot for relaxation away from the rest of the household.

Alternatively, these doors provide the option to convert the main bedroom into an additional sitting room.

Meanwhile, the conservatory, furnished with its own set of rear garden-facing bi-folding doors, effortlessly merges indoor and outdoor areas. This creates a harmonious link with nature, elevating the overall atmosphere of the bedroom.

Take a glimpse into the contemporary ensuite shower room, featuring a WC, a vanity washbasin, and a double shower enclosure embellished with marble-style wall panelling, accentuated by stylish black sanitary fittings. Adjacent to this, a functional dressing room meets the requirements of the main bedroom.





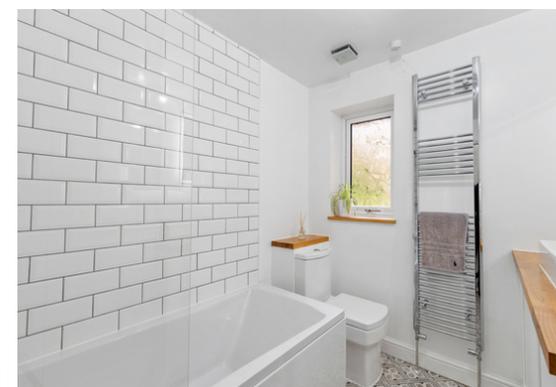
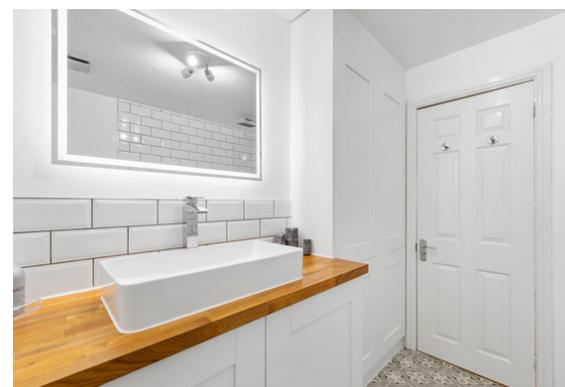
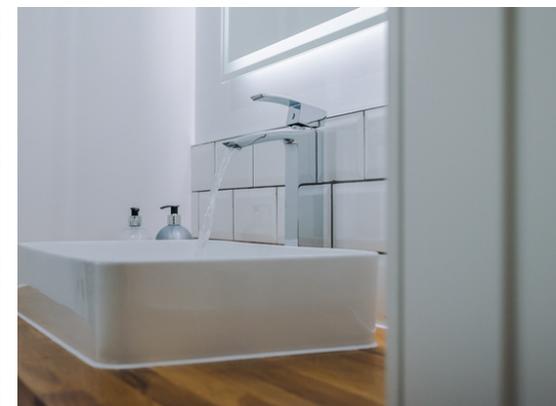
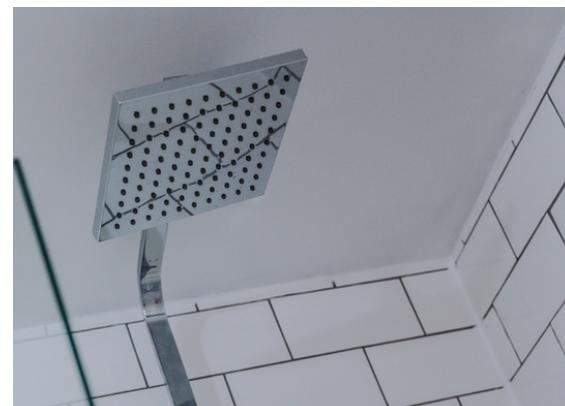
Bedroom Two is positioned at the front of the home, offering generous proportions and featuring fitted mirrored wardrobes that seamlessly blend functionality with style. The room is neutrally decorated, with oak laminate flooring enhancing its aesthetic appeal.

Adjacent, Bedroom Three is adorned with two windows overlooking the front aspect, harmonising its décor with that of Bedroom Two.

Overlooking the rear garden, Bedroom Four is currently utilised as a multifunctional area serving as an office, gym, and music space. Its windows provide captivating views of the tiered garden.

Catering to these bedrooms, the family bathroom is well-appointed with a built-in vanity unit featuring an oak counter, cupboards below, and a bowl sink with an illuminated fitted mirror above. The bathroom also includes a WC and a panelled bath with a shower overhead, complemented by white 'Metro' tiling on the walls and Moroccan-style patterned tiling on the floor. Spotlights and a heated towel rail complete the stylish and functional bathroom space.





STEP OUTSIDE

The unique garden has been intricately designed across multiple levels, offering distinct and individually crafted spaces for various purposes. Beginning just outside the kitchen, the composite-decked patio serves as the perfect spot for both relaxation and entertaining. Ascending stone steps leads to another patio area, strategically positioned outside the conservatory, where a bistro table invites moments of leisure. Moving upward, a meticulously landscaped lawn bordered by mature rockery plant beds unfolds. The next tier introduces a garden room with captivating views of the adjacent pond, providing an idyllic retreat. Ascending further towards Rock Terrace, additional space opens up with space to enjoy the panoramic views over Winter Hill. Three towering trees, creating an ideal setting for a potential treehouse too. The entire expanse is enclosed by timber fence panels, ensuring a secure environment for children and pets to roam freely. Each level within this thoughtfully designed garden contributes to a unique and functional outdoor experience







FINER DETAILS:

- EXTENDED SEMI-DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO BATHROOMS (ONE ENSUITE)
- THREE RECEPTION ROOMS
- MODERN KITCHEN/ DINING/ SITTING ROOM WITH ISLAND UNIT
- DOUBLE DRIVEWAY
- LARGE TIERED REAR GARDEN WITH PANORAMIC VIEWS OF WINTER HILL
- SOLAR PANELS
- EXCELLENT LOCAL AMENITIES
- EPC RATED: TBC
- COUNCIL TAX BAND: D
- LEASEHOLD- £15.75 P/A
- APPROX 1931 SQ. FT

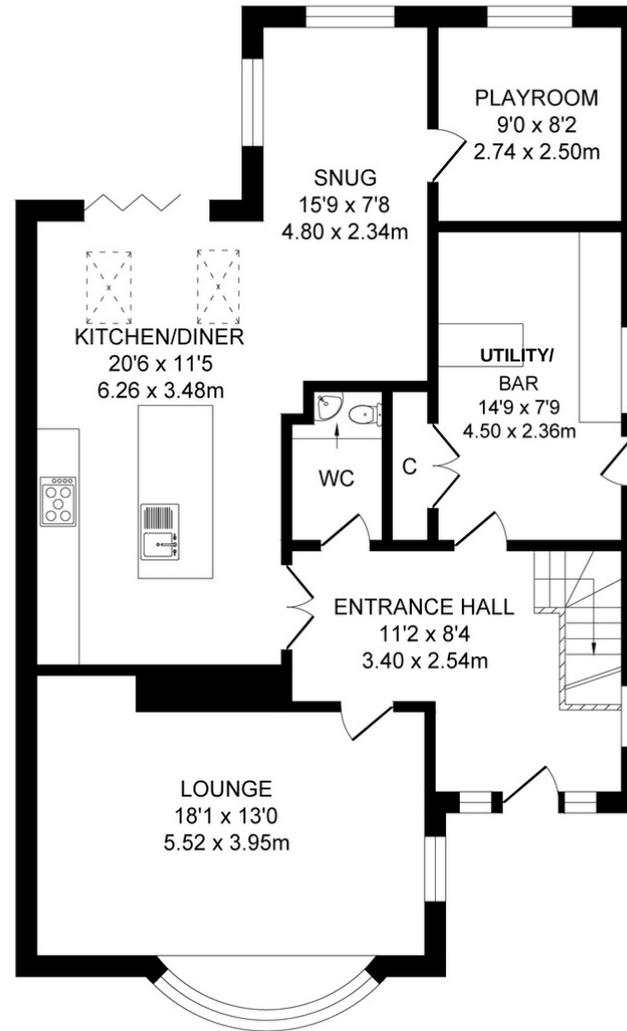
OUT & ABOUT

Nestled close to local amenities, from the front door, step outside and explore the many walks available on the doorstep. Roam the moors, wander through the fields across the way and come out at the Last Drop Village. Turton Golf Course, is only a short away for walks and perfecting your swing. Walk into the heart of Bromley Cross, only 15 minutes away, where you can find a whole host of amenities including a Co-op, a Post Office, an off licence and a takeaway.

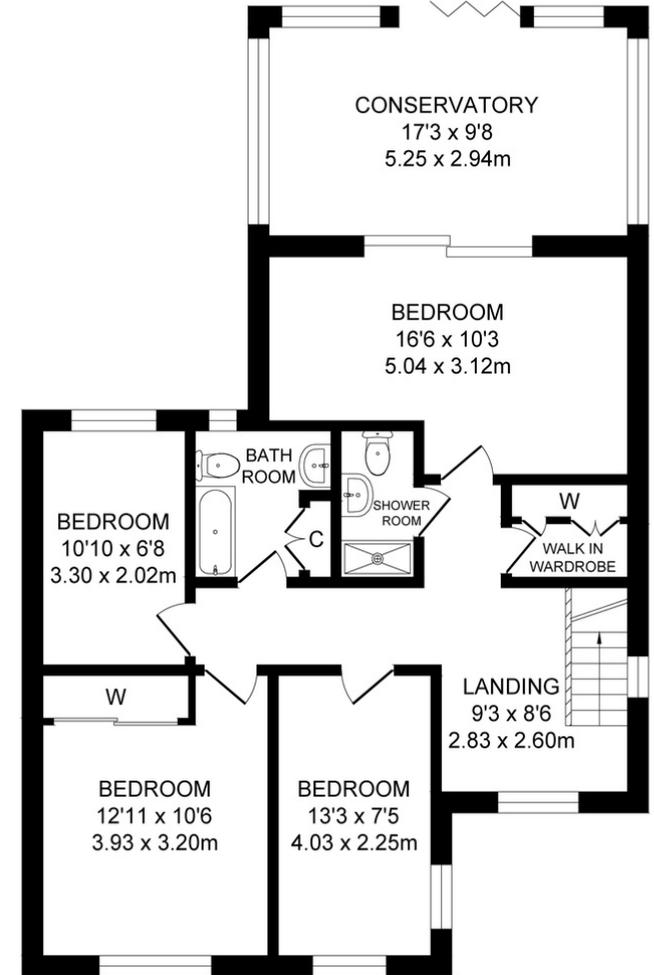
Families are well placed for local schooling, with Turton High School within easy walking distance and both Egerton and Eagley Primary Schools alongside St John's Bromley Cross on hand. Children are also well catered to by a number of local leisure facilities including Egerton Park, also within walking distance via the side road.

Pick up your shopping at the local Sainsbury's, enjoy lunch at the coffee shop in the village and reward your country walks with a thirst-quencher in one of the local pubs, including The Flag, conveniently close at the bottom of the lane.

Commute with convenience along the local A-roads and motorway links, and by rail from nearby Bromley Cross Station – a 15–20-minute walk away.



GROUND FLOOR
APPROX. FLOOR
AREA 95.3 SQ.M
(1026 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 84.1 SQ.M
(905 SQ.FT.)

TOTAL APPROX. FLOOR AREA 179.4 SQ.M. (1931 SQ.FT.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

UPPER MEAD

EGERTON
BOLTON
BL7 9EY

NEWTON & CO

T: 01204 329975
E: INFO@NEWTONCO.CO.UK
WWW.NEWTONCO.CO.UK

