

WADHAM'S COURT

BROADHEAD ROAD



Looking for a Modern 2-Bedroom Apartment Close to Edgworth?

Welcome to No. 5 Wadham's Court, a first-floor apartment perfectly tailored for contemporary living. Situated in Crowthorn Village on the outskirts of Edgworth, this immaculately presented residence stands proudly within a stone development amidst a picturesque landscape, offering stunning countryside views.

Upon arrival, you can park in one of your two dedicated parking spaces within the well-maintained grounds. As you head toward the front intercom entrance door, you are greeted by serene views that set the tone for the peace and beauty within. Step into the contemporary entrance hallway of this stylish building and high-quality residential development, where you can choose to take the stairs or the convenient lift up to your apartment.





Inside the apartment, the entrance hall showcases beautiful Karndean parquet flooring, paired with crisp white décor to create a clean, modern aesthetic. The inner hallway carpeted in pale grey seamlessly flows into the lounge, enhancing the inviting atmosphere. Two windows to the front corner frame picturesque countryside views, offering a tranquil backdrop.







Double doors from the lounge lead into the well-designed contemporary kitchen/diner. The kitchen features two-toned cabinets arranged in an efficient L-shape, complemented by contrasting Corian countertops. Integrated appliances include a fridge/freezer, dishwasher, washing machine, electric oven, 4-ring halogen hob, and a stainless steel extractor above. The stainless steel sink and drainer are conveniently positioned by the window, offering delightful countryside views to the side elevation.

This space is both functional and stylish, with ample room for a dining table beside a glazed panel that cleverly channels natural light into the hallway, enhancing the bright and airy feel of the entire apartment. Additionally, a sliding door leads to a utility/storage cupboard, adding to the practicality of the space.



Continuing back through the hallway, you will discover two double bedrooms. Each room is neutrally decorated, providing a blank canvas for you to personalise and make your own.

Both bedrooms offer stunning views of the surrounding countryside, creating a serene and picturesque atmosphere.





Adjacent to the bedrooms, a newly fitted contemporary shower room offers a luxurious retreat. The centrepiece of this space is a large walk-in shower with a sleek glazed panel, providing a spa-like experience. The modern vanity features a stylish bowl sink set atop wall-hung drawers, offering both elegance and ample storage. An illuminated mirror above the vanity enhances the sense of space and light. Opposite the vanity, a back-to-wall WC is seamlessly integrated into the design. The room is finished with sophisticated grey tiling, adding a touch of modern elegance to this beautifully appointed space.

Step Outside

Outside, the property includes well-tended, expansive communal gardens and allocated parking facilities for two cars, with additional visitor parking available.

Out and About

Situated on the outskirts of Edgworth Village along Broadhead Road, this highly desirable area is celebrated for its charming character properties, breathtaking countryside, and excellent walking trails. Step outside and immerse yourself in the picturesque scenery, with numerous paths to explore right from your doorstep.

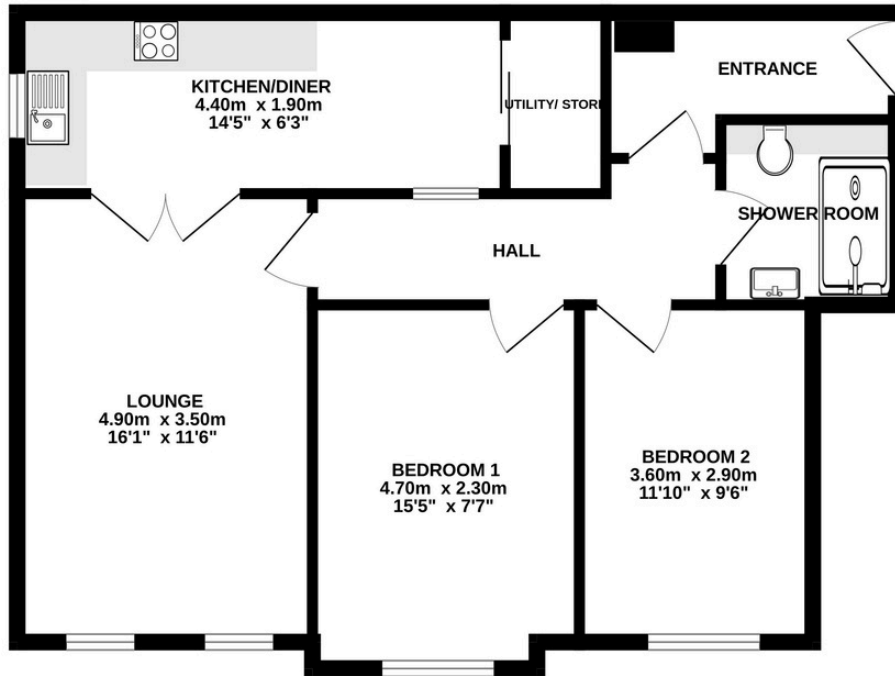
Edgworth Village offers a variety of amenities to enjoy. Treat yourself to a weekend delight at Holdens Ice Cream Parlour or savour a brunch and coffee at The Hideaway Café. For dinner ingredients, visit Whiteheads Butchers and the award-winning Edgworth Deli, a family-run establishment on Blackburn Road.

A short walk will take you to the stunning Wayoh Reservoir, perfect for leisurely strolls. Alternatively, venture through public footpaths and woodland trails towards the Cricket Club and the Barlow Institute, where you can explore additional leisure activities at the park, bowling green, and football and tennis clubs. Don't miss out on Cugini's pizza, a local favourite.

Families will appreciate the proximity to Edgworth C of E Primary School, just a short walk away, and Turton High School, only a ten-minute drive.

Commuting is convenient with Entwistle and Bromley Cross Train Stations just ten minutes away, providing links to Clitheroe, Manchester, and beyond. The M65 motorway network is also easily accessible.



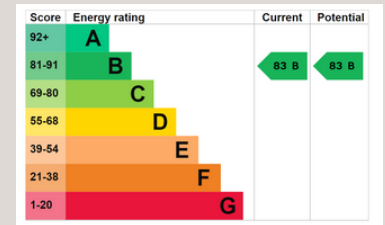


61.5 sq.m. (662 sq.ft.) approx.

TOTAL FLOOR AREA : 61.5 sq.m. (662 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Features:

- Spacious First Floor Apartment
- Beautifully Presented Throughout
- Exclusive Development In Crowthorn
- Fabulous Countryside Views
- Two Double Bedrooms
- Newly Fitted Contemporary Shower Room
- Two Allocated Car Parking Spaces
- No Chain
- EPC Rated: B
- Council Tax Band: B
- Tenure: Leasehold
- 250 years from and including 1 January 2015
- Ground Rent- £250pa.
- Service Charge is £1500pa, £125 per month



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