

WELCOME HOME

Searching for a spacious 4-bedroom family home in Egerton?

Welcome to Number 25 Delph Brook Way, an immaculately presented detached home situated on a generous corner plot, offering both privacy and a serene environment.

As you arrive, you'll find ample parking on the spacious block-paved driveway, which can accommodate several vehicles, all situated in front of the integral garage. Adjacent to the driveway, a neatly manicured curved lawn flanked by trimmed hedges enhances the curb appeal.

Entering through the front door, you are greeted by a welcoming entrance hallway, flooded with natural light thanks to the glazed panels on either side of the door. The practical tiled flooring underfoot complements the neutral walls and grey-painted doors, while the original open tread staircase adds a touch of character to the space.





MODERN KITCHEN





Off the hallway, you'll find a contemporary kitchen featuring sleek grey gloss cabinetry topped with a sophisticated dark grey slate-effect laminate worktop. A stainless steel inset sink and drainer, perfectly positioned to overlook the side garden, add to the kitchen's modern appeal. This kitchen is fully equipped with integrated appliances, including a dishwasher, fridge, and freezer, and boasts a built-in oven and grill to one side, alongside an electric hob with an extractor fan above.

The kitchen's aesthetic is further enhanced by tiled flooring and pristine white walls, complemented by a feature recessed ceiling with ambient lighting.

Adjacent to the kitchen is a convenient utility room, offering matching cabinetry, a large window that fills the space with natural light, and a stainless steel sink and drainer. The utility room is also equipped with plumbing for a washing machine and tumble dryer, making household chores a breeze.



SPACIOUS LIVING

At the front of the home, you'll find the inviting lounge, featuring two large windows at the front and an additional side window that provide views of the lush, verdant garden. The room is tastefully decorated in neutral tones with cosy carpeting underfoot. A gas fireplace, complete with a black grate and elegant stone surround, serves as a charming focal point, perfect for relaxing evenings.







Adjacent to the lounge is the dining room, where timber laminate flooring beautifully complements a vibrant yellow feature wall. This space is bathed in natural light from a side window and French doors at the rear, which open out onto the back garden, making it an ideal spot for barbecues and outdoor gatherings.

On the opposite side of the hallway, discover a versatile snug or sitting room. This multi-functional space can easily be adapted to suit your needs, whether as a playroom, hobby room, cinema room, or a home office for those who work remotely. This additional room adds a layer of flexibility to the home's layout, catering to the diverse needs of modern family living.



BEDROOM BLISS



On the first floor, you will find four well-appointed bedrooms, each offering comfort and style.

The main bedroom features a large window with views of the side garden, fitted wardrobes, a dressing table, and matching bedside tables. The room is finished with laminate flooring, neutral décor, and recessed spotlights, creating a serene and elegant retreat.

At the front of the house is the second double bedroom, which also includes built-in wardrobes, a dressing table, bedside table, and overbed storage shelving. This room is decorated with a striking berry-coloured feature wall and flooring that complements the main bedroom.





Overlooking the rear garden are two additional single bedrooms, both with timber flooring and neutral walls, providing versatile spaces that can serve as children's rooms, guest rooms, or home offices. The fourth bedroom is further enhanced by elegant French shutters, adding a touch of sophistication and allowing for adjustable light and privacy.



SHOWER SANCTUARY

The bedrooms are serviced by a stylish three-piece shower room, which includes a WC, pedestal wash basin, and a double shower enclosure. The shower area is enhanced with a timber drainer mat, glazed screen, terracotta-coloured tiling, and contemporary shower fittings, offering a spa-like experience.

Additionally, there is a modern downstairs WC, complete with a WC and a wall-hung vanity unit, ensuring convenience for guests and family members alike.



STEP OUTSIDE



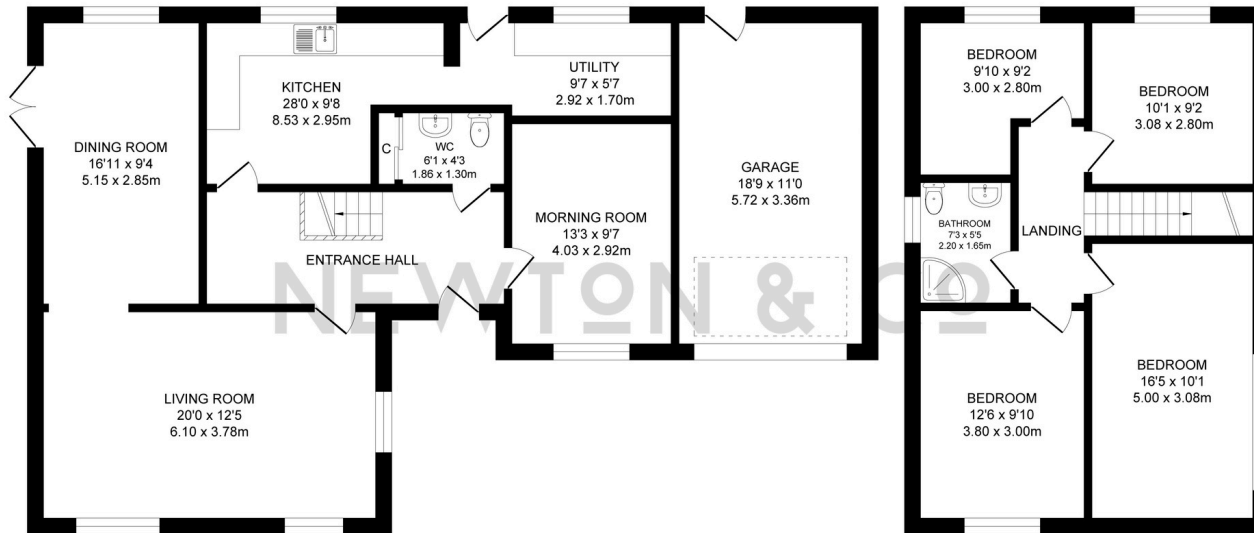
Outside, step from the dining room into a beautifully landscaped south-facing garden that wraps around the entire home. A paved patio, angled to capture the maximum sunlight, features a retractable canopy above the patio doors, providing ideal shade on sunny days. The neatly manicured lawn sweeps around the property, stepping up to raised timber borders behind the home, creating a dynamic change in height. This elevation delineates a pebbled patio area that spans the width of the home, complete with raised plant beds and thoughtfully planted borders, alongside neatly trimmed hedgerows.



The garden is both secure and private, making it perfect for children and pets. It is enclosed by timber fencing panels and includes a storage shed in one corner, adding practical utility to this serene outdoor space.



OUT & ABOUT



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.

Step outside to discover the charm of the local area.

For outdoor enthusiasts, Delph Reservoir is nearby, offering an opportunity to join the local sailing club and enjoy some time on the water. Within a 15-minute drive, you can also explore Jumbles Country Park, as well as Entwistle and Wayoh Reservoirs, all of which feature scenic trails for leisurely walks.

When it's time to dine out, enjoy a delightful Italian meal at CIBO Italian or Ciao Baby. For a refreshing drink, the Thomas Egerton pub is just a short walk away, providing a cosy spot for a casual evening.

Families will appreciate the convenience of having Walmsley C of E and Egerton Primary School, both within a ten-minute walk from your front door.

For those who commute, being near Blackburn Road makes it easy to travel, adding to the overall appeal of this ideal home.

Finer Details:

- Detached Family Home
- On A Corner Plot
- Four Bedrooms
- Contemporary Kitchen & Utility
- Three Reception Rooms
- Garage & Driveway For Several Cars
- Good Sized South Facing Rear Garden
- Sought After Location
- Walking Distance To Egerton & Walmsley Primary Schools
- Tenure: Leasehold/ 943 Years Left/ £15 pa
- Council Tax Band:E
- **EPC Rated: TBC**

25
DELPH BROOK WAY

EGERTON, BOLTON, BL7 9UB

NEWTON & CO

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

