



HD HEATON DENE

THE PINNACLE OF MODERN LUXURY LIVING

Welcome to Heaton Dene, a stunning new build detached home located in a prestigious area just off the A6 on Chorley Road, Westhoughton. This exquisite six-bedroom family residence offers a perfect blend of contemporary design and luxury living, set over three floors and boasting nearly 4,500 sq. ft of elegant space within a 3.8-acre estate.

As you approach, you are greeted by a private, walled, gated driveway, providing off-road parking for several cars along with a spacious garage. The striking entrance features contemporary composite double doors, accentuated by double-height glazing above, allowing natural light to flood the interior. The home's façade is characterised by its triple roof peaks, each with additional glazing that enhances the modern aesthetic and provides panoramic views.

Inside, every detail has been meticulously crafted to offer the ultimate in luxury and comfort. The expansive layout provides ample space for family living and entertaining, with high-end finishes and state-of-the-art fixtures throughout. Luxurious Versace tiled bathrooms, Russo Italian stone baths

and sanitary ware, along with bespoke fabrics and chandeliers, add a touch of elegance.

Each of the six spacious bedrooms is designed with relaxation in mind, ensuring a tranquil retreat from the hustle and bustle of everyday life. The Rako lighting and Sonos music systems throughout the house further enhance the luxurious living experience, keeping the home cosy with underfloor heating throughout the ground and first floors. Top-of-the-line Miele kitchen appliances cater to your culinary needs. The property also features advanced security, with alarms and panic buttons connected directly to police response, and comprehensive CCTV coverage. Solar panels contribute to the home's efficiency and sustainability.

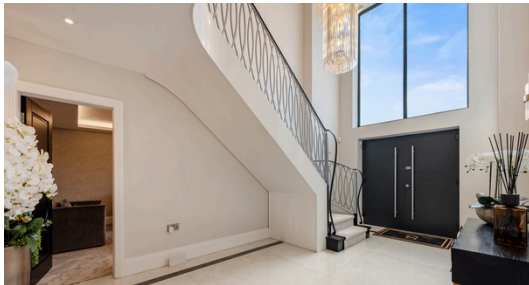




WELCOME HOME

Upon entering the hallway, you are greeted by an opulent display of elegance and modern design. Large marble tiles gleam underfoot, bordered by intricate luxury patterns that guide you through the space. The eye is immediately drawn to the ultra-modern custom railings of the grand staircase, which elegantly winds upwards.

Feature Art Deco wall lights line the hallway, casting a warm, inviting glow that complements the stunning large chandelier hanging majestically by the expansive window. This bespoke chandelier not only serves as a focal point but also enhances the natural light that floods into the hallway, creating an atmosphere of warmth and grandeur. The combination of these elements sets the tone for the luxurious experience that awaits in every corner of this magnificent home.





A SOCIABLE HUB

Sleek custom black doors seamlessly transition into the open-plan kitchen and dining area, where high-end design and functionality meet. The space is meticulously crafted to the highest specifications, featuring pristine white custom cabinets. On one side, a built-in array of Miele appliances—including two ovens, a microwave, and steam ovens—showcases the commitment to luxury.

A standout feature is the walnut cabinetry, highlighting the bar area and a backlit champagne wall, adding a touch of opulence. The kitchen is equipped with built-in dishwasher, fridge, freezer, ensuring ample storage. At the heart of the room lies an oversized island unit, designed to impress. This central piece incorporates a built-in breakfast bar and dining bench, making it a hub for both casual meals and entertaining.

Feature lighting illuminates the countertops, and two ceiling recesses with recessed lighting enhance the modern ambiance. Gold cabinet handles and matching gold insets within the island add a touch of glamour, perfectly complementing the worktops that harmonise with the marble flooring. The splashback mirrors the worktops, creating a cohesive and elegant look.

The sink, inset with a Quooker boiling tap, is thoughtfully positioned by the window, providing both convenience and a pleasant view. Adding to the ambiance, seven Art Deco glass pendants are strategically placed around the kitchen, providing both functional and decorative lighting. Above the dining table, a larger version of these pendants creates a stunning focal point, enhancing the overall aesthetic and tying the space together beautifully.

Adjacent to the dining area, a wall of sliding patio doors opens directly to the outside, effortlessly blending indoor and outdoor living and inviting natural light to flood the space.









LIGHT-FILLED LIVING

From the kitchen, a dual-aspect contemporary gas fire serves as a stunning focal point, connecting to the lounge. On the kitchen side, the fire is flanked by built-in mirrored gold cabinets, which provide practical storage. The symmetry of the design is further enhanced by two matching doors on either side of the fire, leading directly into the lounge.

In the lounge, the same gas fire takes centre stage, featuring a recessed space above perfectly sized for a television. This room exudes comfort and sophistication, with sumptuous soft grey carpeting underfoot creating a cosy atmosphere. The ceiling mirrors the elegance of the kitchen with a tray design, adding architectural interest and continuity between the spaces. Linear wall mouldings introduce texture and a stylish look, enhancing the room's modern aesthetic.

Sliding doors in the lounge open up to the outdoors, promoting a flow between indoor and outdoor living spaces.









STYLISH HAVEN

To the front of the home, discover a sophisticated sitting room where furniture is elegantly arranged around a luxurious black marble TV wall. This stunning feature includes a large media gas fireplace with an illuminated mantle below and a TV recess above, creating a perfect blend of style and functionality. The room is crowned with a tray ceiling, echoing the design found in the lounge, adding to the cohesive elegance of the home.

Across the hallway, indulge in a sumptuous cinema room designed for the ultimate entertainment experience. This room boasts padded velvet-style acoustic walls with gold banding, creating both visual appeal and superior sound quality. Back-recessed lighting enhances the dark ambiance, perfect for movie nights, while a state-of-the-art cinema screen and an advanced surround sound system ensure an immersive viewing experience. Wall light points and a dark recessed ceiling complete this luxurious setting, making it a true cinematic haven.

Additionally, the downstairs area features a handy utility room and a super luxury Versace tiled WC. Beyond these functional spaces lies an office, currently arranged as a medical spa/beauty room. This versatile space includes built-in wardrobes for ample storage, a chic gold bowl sink, and parquet-style flooring that adds a touch of elegance and practicality. Whether used as a professional workspace or a personal retreat, this room offers flexibility to suit your needs.



AND SO TO BED

When slumber calls, climb the sumptuous staircase to the spacious galleried landing, where the elegance of the home continues to unfold. Ornate black doors with intricate trim flow throughout the space, adding a touch of sophistication to every corner.

This exquisite home boasts six luxurious bedrooms, each designed with comfort and style in mind. To the rear of the home, the expansive primary suite is a true retreat. It features a large sliding door and a glass Juliet balcony, offering unobstructed views over the lush garden and beyond, blending indoor comfort with the beauty of the outdoors. This masterful design ensures that natural light floods the room, enhancing its spacious feel.

The suite includes a generous seating area, perfect for relaxation. Here, another built-in TV wall takes centre stage, adorned with mirrored gold glass with elegant shelving on either side of the fireplace. This area provides a cosy spot for unwinding, with the added luxury of a beautiful backdrop.

On one side of the suite, a built-in floor-to-ceiling padded headboard creates a striking focal point. This feature is complemented by wall-hung bedside cabinets with a matching gold mirrored trim, adding a touch of glamour. Beside each cabinet, bedside chandeliers echo the luxurious lighting found in the kitchen, tying the design elements together.









The main bedroom suite is further enhanced by a luxurious ensuite, designed to provide a spa-like experience within the comfort of home. The centrepiece of this space is a central 'Lusso' matte freestanding stone bath, complete with a floor-mounted brushed gold tap and shower head. Flanking this elegant fixture are dual countertop stone basins, each fitted with mixer taps and surrounded by a sleek marble countertop. Above the basin, a large circular back-lit mirror adds a touch of modernity and functionality.



Adjacent to the basins, a back-to-wall WC is discreetly positioned with a shelf recess behind for added convenience, elegantly tiled with matching marble on the floor and walls, creating a seamless and luxurious aesthetic. The ensuite also features a spacious walk-in shower.

On either side of the dual sinks, his and hers fitted dressing rooms provide ample storage and organisation space, ensuring both comfort and practicality. These dressing rooms are meticulously designed to complement the ensuite's luxury and functionality, offering a dedicated area for personal belongings and attire.

To the front of the home, you'll find two symmetrically arranged double bedrooms, each adorned in a soothing pink décor. They feature fitted backlit shaped headboards and plush velvet pelmets with curtains, lending a touch of opulence. White fitted wardrobes with a central dressing table and wall-mounted TVs provide both practicality and luxury. Both bedrooms boast similar ensuites designed for comfort and style, featuring double showers with glazed screens and back-to-wall WCs with recessed shelves above. Freestanding stone basins with silver shower fittings and taps are accompanied by inset mirrors, all set against glossy tiled walls and floors.



Towards the front, a fourth double bedroom offers generous space and functionality with a full wall of built-in wardrobes finished in a contemporary concrete effect. A central dressing table and wall-mounted TV point complete the room's amenities. Sliding glass patio doors lead to a glass Juliet balcony, offering a serene view of the garden below. The ensuite for this bedroom features striking black fittings, including a natural stone and black marble pedestal conical-shaped sink, adding a modern touch to the space.





MORE TO EXPLORE

Climb the second staircase to the second floor and discover two additional bedrooms, each offering distinctive features and luxurious amenities. To one side, a bedroom welcomes you with a striking wall of padded headboard in plush grey velvet, adorned with inset mirrors that add depth and style. Velux windows and wall-mounted chrome radiators provide both natural light and warmth, while a wall-mounted TV point and central pendant lights create a comfortable ambiance. This bedroom also boasts another luxury ensuite, positioned to benefit from triangular windows that frame views of the surroundings.

The ensuite is designed with indulgence in mind, featuring a freestanding Lusso stone bath strategically placed in front of the window, offering a serene bathing experience. A Rak bowl sink rests on a marble countertop, complemented by an inset backlit mirror. The space is completed with a back-to-wall WC and a spacious walk-in shower, all elegantly tiled for a cohesive look.

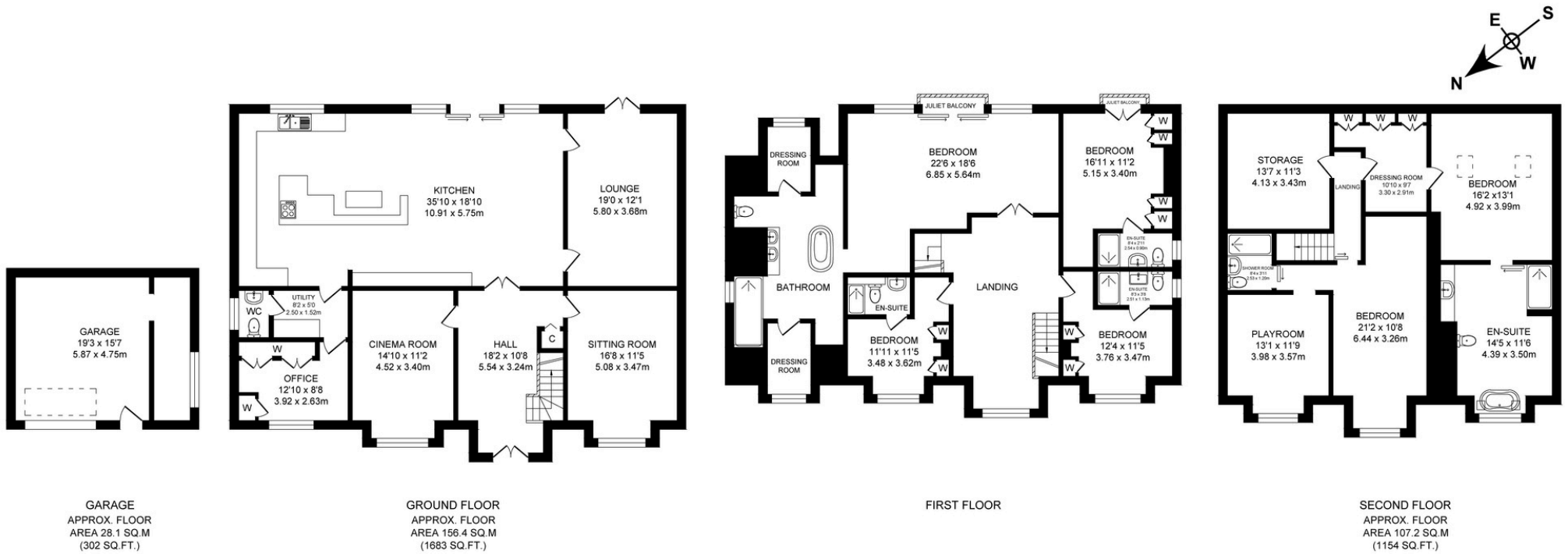
On the opposite side of the bedroom, a dressing room awaits with fitted cupboards, providing ample storage and organisation space to keep belongings neatly tucked away.





Bedroom six continues the theme of luxury with its triangular window, fitted headboard, and chrome wall-mounted radiator that harmonises with the home's modern design. This room also features another ensuite designed with marble floor-to-ceiling tiling, creating a luxurious atmosphere. A feature basin adds a touch of elegance, while a back-to-wall WC and a double shower with brushed gold fittings ensure functionality meets style. Recessed lit shelves and a long fitted backlit mirror complete the ensuite, offering both practicality and sophistication.

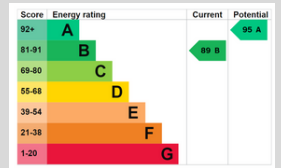




TOTAL APPROX. FLOOR AREA 416.9 SQ.M. (4486 SQ.FT.)
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

FINER DETAILS

- **Luxury Recently Built Home**
- **Spacious:** Over 4485 Sq Ft Across Three Floors.
- **High-End Specifications:** Luxurious Throughout Incl. Bespoke Fabrics & Chandeliers
- **Six Double Bedrooms:** All With Contemporary Ensuites.
- **Luxury Kitchen/Diner:** Large Central Island With Built-In Seating.
- **Multiple Reception Rooms:** Includes A Cinema Room And Office.
- **Versace Tiled Bathrooms:** Incl Russo Italian Stone Baths & Sanitary Ware.
- **Gated Driveway & Garage:** Parking For Several Cars.
- **Expansive Estate Totalling 3.8 Acres:** South-East Facing.
- **Underfloor Heating:** To Ground And First Floor
- **High Spec Security System:** Alarms & Panic Buttons Connected Directly To Police Response With CCTV Throughout
- **Rako Lighting & Sonos Music System Throughout**
- **Council Tax Band: H**
- **Tenure: Freehold**
- **EPC Rated: B**



GARDEN ESCAPES

Step outside and prepare to be captivated by the breath-taking scale of the garden with surrounding countryside and expansive farmland, stretching out as far as the eye can see. The newly landscaped patio invites you to experience an idyllic setting for relaxation and outdoor entertainment, perfectly complementing the panoramic south-east facing vistas.

Connecting with the indoor spaces through sliding patio doors, the patio becomes an extension of the home's living area, blurring the lines between indoors and outdoors. It's an ideal spot to enjoy morning coffee or evening cocktails while soaking in the natural beauty and sunsets.

Spanning 1.8 acres, the huge lawned garden to the side and rear of the property is a verdant oasis. Enclosed by timber fencing and hedgerows, it provides privacy and a sense of tranquillity. A large pond at the rear adds a touch of serenity, reflecting the sky and enhancing the peaceful atmosphere of this expansive outdoor space.

Beyond the garden, an additional 1.8 acre field extends towards the end of the lane, offering even more space and potential for outdoor activities in this 3.8 acre estate.







Peacefully positioned just off the A6, Heaton Dene is conveniently placed close to a host of local amenities.

The M61 provides easy links to Chorley, Preston, Lytham St Annes and the Lake District to the north, and to the Trafford Centre and Manchester Airport to the south, perfect for shopping trips and sunny escapes. Horwich Parkway and Westhoughton train stations are also 5 minutes up the road with links to Preston, Bolton, Manchester and beyond.



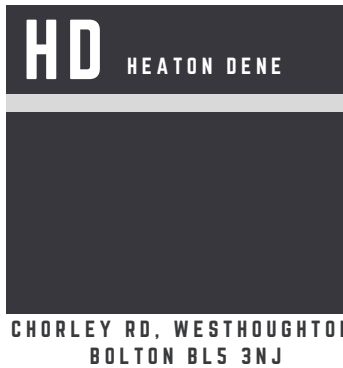
Children are well served by a number of highly lauded local primary and high schools including Westhoughton, along with the independent Cleveland's Preparatory School and the renowned Bolton School.

Enjoy evening and weekend entertainment; nearby Middlebrook Retail Park is handy for shopping and also has a cinema, alongside Bolton Wanderers Football Club's ground.

Nearby Westhoughton is well-stocked for shops, supermarkets, cafes and garden centre visits.

Those with a passion for sports are well served by the local facilities; Bolton Arena with its tennis courts and football pitches are close by. Westhoughton and Regent Park Golf Clubs are a short drive away. Just off St John's Road is Tempest United Football Club, whilst Lostock Cricket Club, and CMB football club are also nearby, providing football opportunities for all genders and ages.

ON YOUR DOORSTEP



**HEATON DENE IS MORE THAN JUST A HOME; IT IS A
STATEMENT OF SOPHISTICATED AND MODERN LUXURY,
PERFECTLY SITUATED IN A DESIRABLE LOCATION.
EXPERIENCE THE PINNACLE OF CONTEMPORARY LIVING
IN THIS EXCEPTIONAL PROPERTY.**

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