

KD
Kentfield

DRIVE



Peacefully positioned in the popular neighbourhood off Crompton Way, discover Number Eighty Four Kentfield Drive.

A handsomely designed, detached, four-bedroom red brick home, pull up on the spacious driveway, with plentiful parking for four vehicles.

Make your way to the front door, emerging into a large, light hallway, where Amtico flooring extends underfoot. Sense the warm 'family feel' of this home instantly, as you stash your coat and shoes in the handy cupboard opposite the stairs.





Conveniently located on the left is a downstairs WC with toilet and wash basin, whilst to the right, a glazed double doors open into the bright and welcoming dining room. Flowing through the ground floor spaces, the Amtico flooring, amplifies the abundance of light flowing in through the window that looks out over the front garden.





Next door, a modern kitchen/ breakfast room is fitted with an array of sleek gloss units with a timber contrasting worktop. Inset within the worktop is a stainless steel sink with grey 'Metro' splashback tiles above.

Built-in appliances include; an AEG cooker and 4-ring gas hob with stainless steel extractor above. There's space too for a freestanding fridge/ freezer along with plumbing for a washing machine and tumble dryer.

French patio doors by the dining area create a free flow to the outdoors, ideal for family barbecues and soirees with friends.







Looking out over the rear garden, is the beautifully decorated living room. Furniture is centred around a cosy electric fire. A feature grey damask wall covering provides a welcoming contrast.

Glazed windows with patio doors span the whole width of the space, bringing the outside-in.



Returning to the entrance hall, take the stairs up to the first-floor landing, where four bedrooms await.

Surrender to slumber in the spacious master bedroom located to the front of the house. Dressed in neutral grey tones and carpeted, this room features a selection of fitted, grey woodgrain wardrobes, providing plentiful storage space for clothing.

Refresh and relax in the ensuite, fitted with shower, WC and wash basin, part tiled in textured 'Porcelanosa' beige.





Also looking out over the green open space to the front, discover bedroom two, a spacious double, with feature zig-zag grey wallcovering behind the bed.



Across the way, looking out over the rear garden are two more bedrooms, both neutrally decorated in white, one with a feature geometric wall in soft pink.





Soak away the cares of the day in the family bathroom where a panelled bath, pedestal sink and WC are on hand. Tiled underfoot in beige 'Porcelanosa' and with part tiling to the walls, the bathroom is heated by a contemporary chrome radiator. Sink into a relaxing bubble bath in the tub.

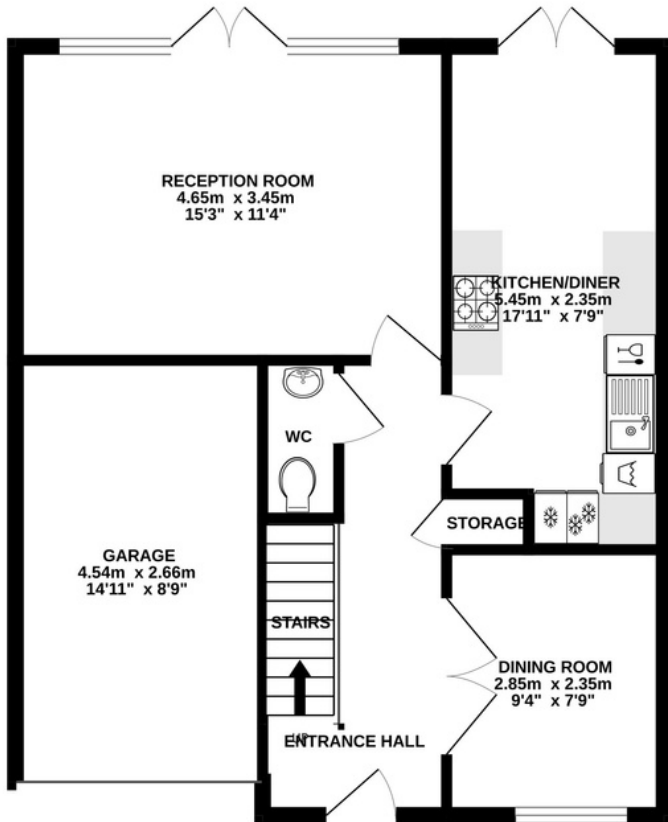


Children and pets can play securely in the immaculately landscaped rear garden, surrounded by secure striking, black painted fencing.

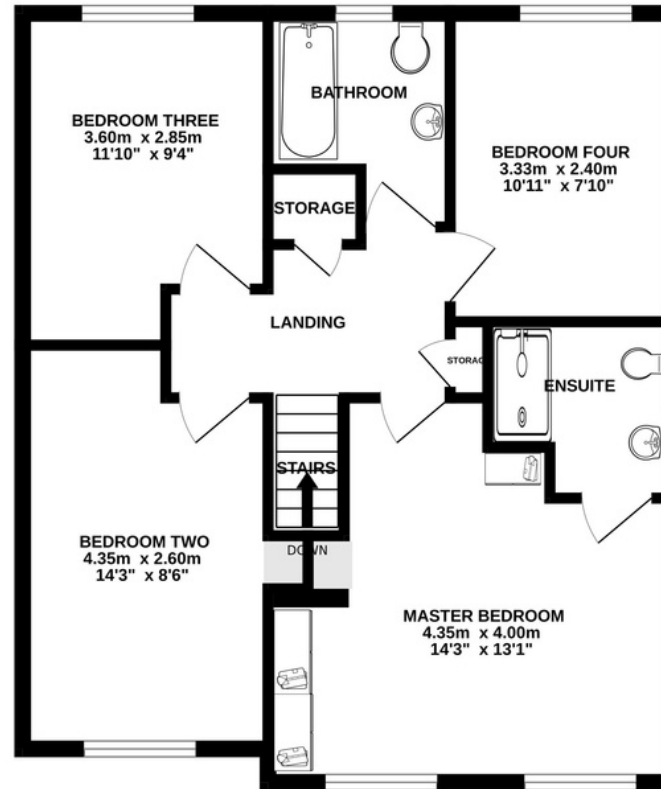
Not directly overlooked, with woodland aspect to the side, the garden features an attractive Indian stone patio, ideal for summer picnic lunches, barbecues and socialising with friends.



GROUND FLOOR
56.8 sq.m. (612 sq.ft.) approx.

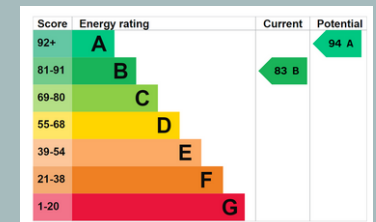


1ST FLOOR
56.7 sq.m. (610 sq.ft.) approx.



Features:

- Detached Family Home
- Four Bedrooms
- Two Bathrooms (One Ensuite)
- Two Reception Rooms
- Garage & Driveway For Four Vehicles
- Beautiful Landscaped Rear Garden- Not Overlooked
- Walking Distance To Train Station
- Council Tax Band: D
- EPC Rated: B
- Tenure: Leasehold, 242 years left, £295 pa



Out and about

Nestled in a popular residential neighbourhood, Number 84, Kentfield Drive is perfectly positioned only a few-minutes walk from Hall-ith-Wood train station, with great transport links to Bolton town centre.

Local amenities at Astley Bridge and Tonge Moor are both within walking distance along with high regarded schools including Canon Slade, Sharples, Thornleigh and Turton High.

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