

15

FOXDALE CLOSE

BL7



Discover a beautifully modernised 4-bedroom family home nestled in the heart of Edgworth Village.



Located on a spacious corner plot at the end of a peaceful cul-de-sac, Number 15 Foxdale Close offers both proximity to the village centre and the tranquillity of countryside views at the rear.

Pull into the driveway with space for two cars, alongside a detached garage. Step through the sleek, black contemporary composite door into the newly refurbished interior, where neutral walls and light-coloured laminate flooring create a warm welcome. An elegant oak and black spindle staircase with recessed spotlights adds a touch of sophistication. A handy cloakroom is tucked to the right, perfect for stashing coats and shoes.





To the left, a generous living room spans the entire depth of the house, with windows overlooking both the front and rear gardens. This bright and airy space, ideal for family living, boasts soft grey carpeting, new black UPVC windows throughout, and furniture thoughtfully arranged around a cosy wood-burning stove.





Through the second door, enter the newly extended, open-plan luxury kitchen and dining area—ideal for both family life and entertaining. Grey handleless cabinets extend to the ceiling, complemented by a matching island unit with a timber breakfast bar seating three. The sleek grey worktop, with matching splashback, is illuminated by LED strip lighting. Integrated appliances, including an oven, grill, dishwasher, washer/dryer, fridge, and freezer, add to the kitchen's modern appeal.

The island houses a 5-ring gas hob with an extractor, set within a drop-tray feature ceiling with LED lighting and recessed spotlights.







Below the island unit, a wine cooler adds a touch of luxury, while the dining area is perfectly positioned by the bi-fold doors leading to the new extension. With its vaulted ceiling, two Velux windows, and pendant light points, this space is filled with natural light.







At the far end of the kitchen, discover a second reception room with windows to both front and rear, ideal as a versatile family space. Open-plan from the kitchen, this area transitions from tiled flooring to cosy carpet, with a wall-mounted gas fireplace and TV point above. A conveniently placed downstairs WC is located off the dining area.





Head back to the hallway and take the staircase to the first floor, where four bedrooms await. To the left, the main bedroom features a large window overlooking the front garden, neutral décor, and an ensuite with a WC, pedestal wash basin, and shower with glazed screen and contemporary fittings.





Next door, the second double bedroom shares a similar style and also overlooks the front.

Spanning the full depth of the house, the third bedroom boasts windows to both front and rear, offering lovely views of the surrounding countryside.



Bedroom four, a cosy single room overlooking the rear, is perfect for a nursery or a home office.





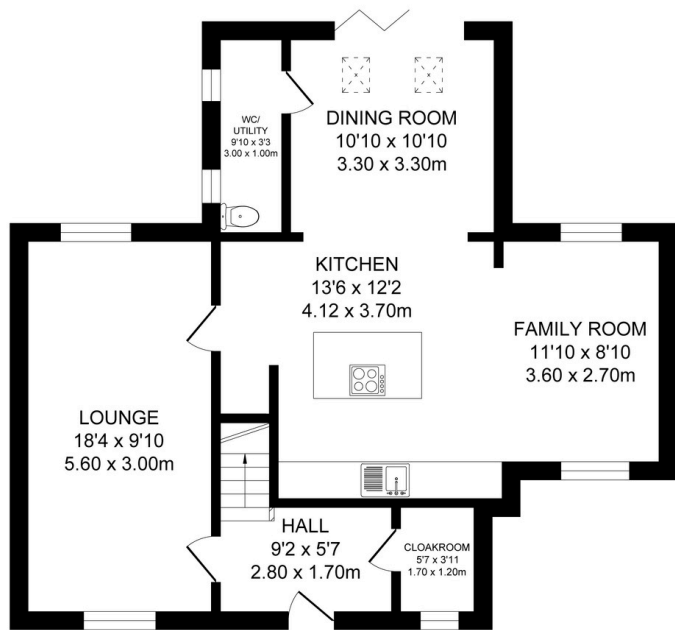
A modern family bathroom serves the bedrooms, featuring a contemporary WC, white gloss vanity unit, and a panelled bath with sleek black fittings.



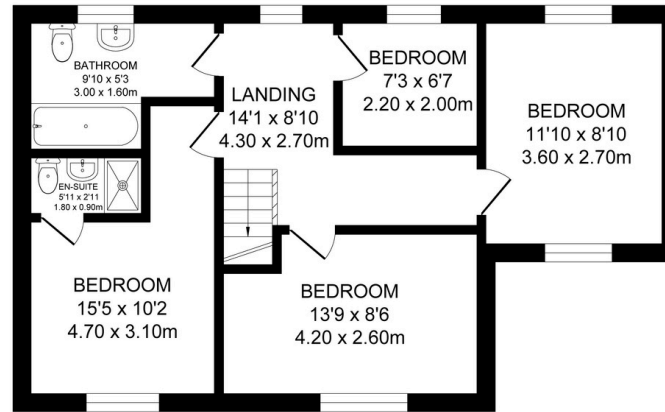
Outside, this expansive corner plot—the largest on the street—offers a perfect blend of landscaped beauty and nature. With its newly laid Indian stone patio, ideal for barbecues and entertaining, a large lawn for children and pets, and raised timber beds ready for planting, the garden offers views of surrounding farmland, providing a serene backdrop to this modern family home.



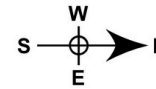




GROUND FLOOR
APPROX. FLOOR
AREA 70.1 SQ.M
(739 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 55.0 SQ.M
(592 SQ.FT.)



TOTAL APPROX. FLOOR AREA 125.1 SQ.M. (1331 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.

FEATURES

- Newly Modernised & Extended Semi Detached Family Home
- Quiet Cul-de-Sac Location
- Large Corner Plot
- Four Bedrooms (Master With Ensuite)
- Two Reception Rooms
- Modern Open Plan Kitchen/ Diner With Breakfast Bar & Bi-Folding Doors
- Driveway & Garage
- Good Sized Landscaped Rear Gardens
- Open Views From Rear Garden
- High Regarded Local Schooling
- Village Centre
- Tenure: Freehold
- Council Tax Band: D
- EPC Rating: D

OUT & ABOUT:

Explore the charming village of Edgworth. For a relaxed evening out or family-friendly dining, head to Giuseppe's, known for its welcoming atmosphere and a mix of Italian and Mediterranean cuisine. For a more casual bite, visit The White Horse or enjoy pizza at Cugini's, located at the cricket club. The Barlow offers a range of community activities, providing a hub for local events. If you're looking for more diverse dining options, the nearby town of Ramsbottom, just a ten-minute drive away, boasts a variety of restaurants and bars.

Families are well looked after in Edgworth, with a local cricket club next to the park and the renowned Holden's & Co ice cream shop nearby. Edgworth Primary School has an excellent reputation, while secondary schools like Turton School and Canon Slade are just a short ten-minute drive away.

Edgworth also offers a range of local businesses to meet your daily needs, including a post office (convenient for picking up parcels), two cafés, a butcher, a hairdresser, and a beautician—all within walking distance. Enjoy leisurely walks around Wayoh and Entwistle reservoirs or stroll to the village park to meet up with friends. For commuters, the M65 is just 15 minutes away, with Bolton and Bury reachable in only 20 minutes.

For those seeking a modernized yet relaxed country lifestyle with convenient access to urban amenities, come home to Foxdale Close—it's ready and waiting for you.

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