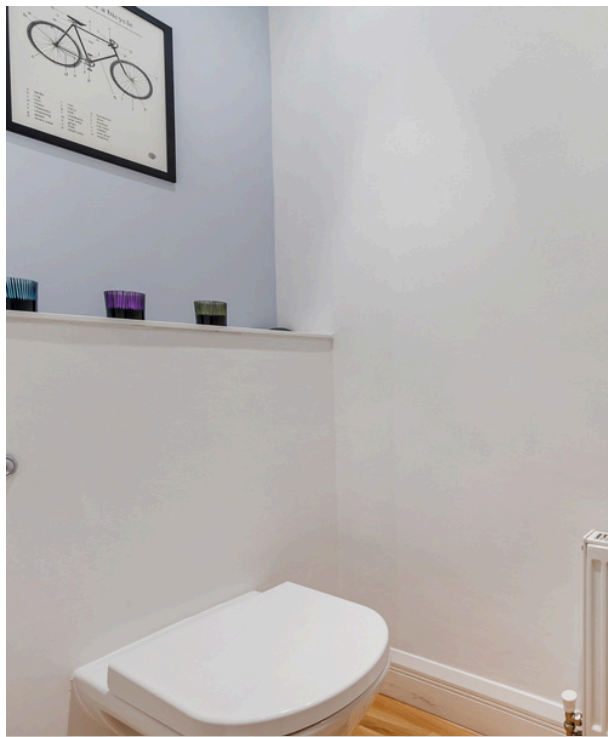






In search of a contemporary family home in Egerton?

Nestled in the peaceful embrace of Deakins Park, surrounded by lush woodlands and bordered by the gentle flow of Eagley Brook, lies Number 44 Deakins Mill Way. Here, this remarkable three-bedroom, three-storey townhouse showcases its unique contemporary design and generous living space, providing a serene sanctuary while ensuring convenient access to nearby amenities.



Step Inside:

Pull into the double driveway at the front, leading to the integral garage, offering convenient parking. Step through the entrance hallway, where the first glimpse of the expansive layout unfolds, welcoming you into the home. Wood flooring spans the ground floor, harmonising beautifully with the pristine white and grey wall finishes.

Accessible from here, the integral garage boasts ample space, presenting an opportunity for conversion into a cosy snug or versatile room, while retaining sufficient area for traditional garage usage. Moreover, tucked beneath the staircase, a convenient downstairs WC adds practicality to the home's layout.







At the rear, the home unfolds into a captivating open-plan living, kitchen, and dining area, where expansive floor-to-ceiling sliding patio doors unveil a picturesque view of the garden and the serene expanse of open woodland beyond.

The kitchen, thoughtfully positioned to the right, is elegantly arranged in a convenient U-shape design. Adorned with sleek white shaker-style units, topped with a sophisticated black Corian worktop that gracefully extends to form a breakfast bar, it delineates the distinct kitchen and living zones. Integrated appliances include a dishwasher, fridge, and freezer, seamlessly blending into the cabinetry. A built-under sink with drainage grooves enhances functionality, while an electric oven and grill, accompanied by a 4-ring gas hob, offer culinary versatility. The Corian splashback, complemented by a soothing pale blue wall finish, adds a touch of contemporary flair, with a stainless steel extractor hovering above.





Adjacent to the kitchen, a practical utility cupboard stands ready, providing plumbing for a washer/dryer and additional storage space, ensuring household chores remain effortlessly manageable.

Both the living and dining areas offer serene views of the side garden, with ample space to accommodate the entire family. The open-plan layout seamlessly integrates cooking, dining, relaxation, and socialising, creating a versatile space that effortlessly caters to everyday practicalities and facilitates memorable gatherings with loved ones.





Returning to the hallway, ascend the staircase to reach the first-floor landing, bathed in natural light streaming through the floor-to-ceiling window at the front, creating an airy and inviting ambiance.

At the rear of the first floor awaits the main lounge, offering a serene retreat from the world outside. Floor-to-ceiling sliding doors seamlessly connect the interior space to a spacious balcony, inviting you to relax and immerse yourself in the tranquil woodland backdrop, serenaded by the gentle melody of the babbling brook. Within the living room, a tastefully adorned leafy feature wallcovering adds a touch of nature-inspired elegance, perfectly complementing the aesthetic of the space.





Towards the front of the home, a spacious double bedroom awaits, adorned with décor that harmonises with the lounge. Though the smallest among the three bedrooms, it offers ample space for comfortable living. Whether utilised as a bedroom for family members or repurposed as a versatile home office or hobby room, its flexible layout caters to diverse lifestyle needs.



On the first floor, you'll find the family bathroom, a haven of relaxation and functionality. It features a sleek wall-hung wash basin, a back-to-wall WC with an inset mirror above, and a bath equipped with a shower and a glazed screen. Completing the ensemble is a convenient towel rail, ensuring comfort and practicality. The room is adorned with matching tiling on both the floor and walls, creating a cohesive and stylish ambiance.





Ascend the second staircase to reach the second floor, where the main bedroom awaits. Positioned at the rear of the house, it presents generously sized patio doors opening onto a Juliet balcony, providing breath-taking views of the rear garden and its verdant surroundings. Additionally, the room features built-in cupboards, offering ample storage solutions. Adorned with a tasteful feature wallcovering behind the bed, it exudes a sense of refined elegance.

Peek through to discover the ensuite, designed in a style complementary to the main bathroom. Complete with a WC, pedestal sink, and a double shower enclosure with a glazed screen, it embodies both functionality and sophistication.



The third double bedroom offers a delightful outlook onto the front garden, with a window and glazed door providing access to yet another balcony. This feature not only enhances the room's aesthetic appeal but also provides an additional space to enjoy the surrounding scenery and fresh air.



Venture out to the rear of the property, where you'll discover a generously sized landscaped garden, meticulously designed for hosting barbecues and outdoor gatherings. Upon stepping outside, you'll be greeted by a decked patio area positioned conveniently near the doors, seamlessly transitioning into a paved space. A strip of white pebbled landscape elegantly divides the two, adding a touch of visual interest. Along the sides, raised plant beds and mature hedge rows create a verdant border, enhancing privacy and adding to the garden's charm. At the rear, enjoy enchanting views of Eagley Brook meandering below, adding to the tranquillity of the outdoor space.



Out and about

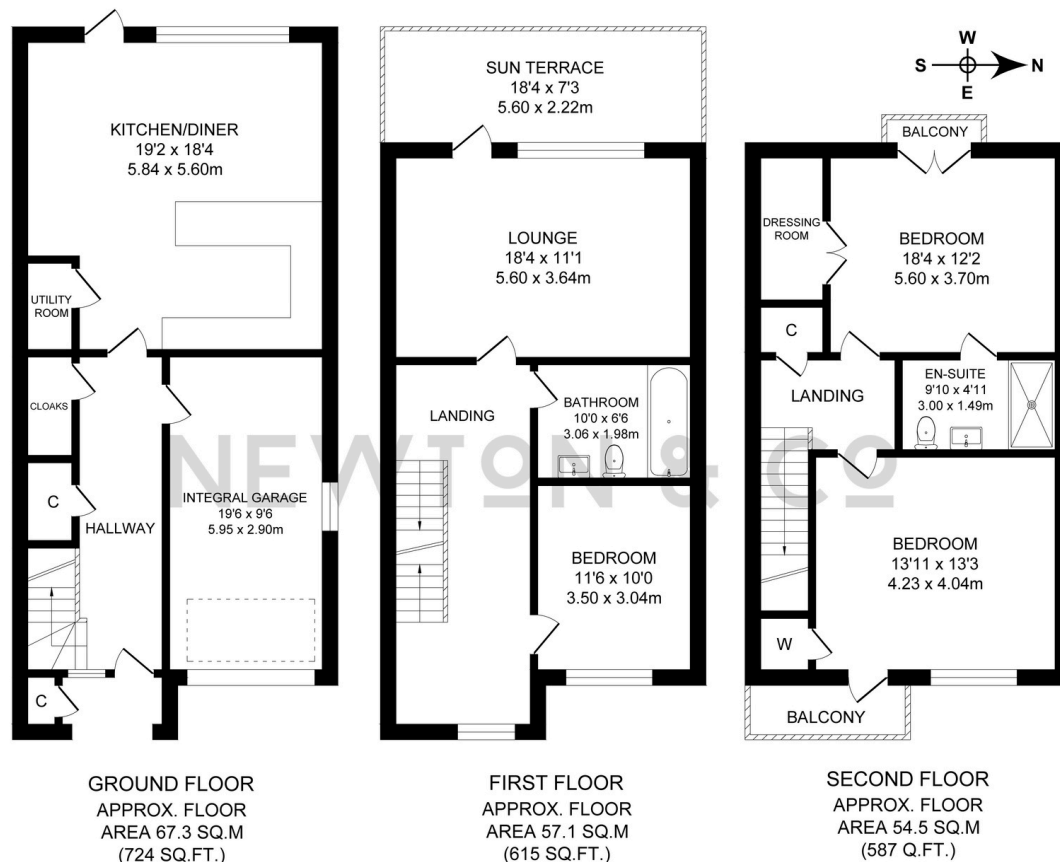
Nestled in the restful rurality of Egerton, step outside and explore the locale.

Close to Delph Reservoir, why not join the local sailing club and take to the water? Jumbles Country Park, Entwistle and Wayoh Reservoirs with their meandering walks are also within 15 minutes' drive from the doorstep.

Dine out at CIBO Italian or Ciao Baby, enjoy a thirst-quenching spot of libation at the Thomas Egerton – all are in easy walking distance from home.

Families are perfectly placed with Walmsley C of E and Egerton Primary School both within a ten-minute walk of the front door.

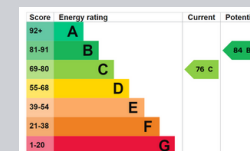
Within moments of Blackburn Road, commuting is a breeze, making it the ideal home for all.



FINER DETAILS:

- Contemporary Style Town House
- Backing On To Woodland & Eagley Brook
- Set Over Three Floors
- Three Good Sized Bedrooms
- Master With En-Suite Shower Room
- Open Plan Kitchen-Diner-Family Room
- Separate Lounge With Large Balcony
- Integral Garage & Driveway For Two Cars

- Good Sized Rear Garden
- Sought After Location
- Walking Distance To Egerton & Walmsley Primary Schools
- Tenure: Leasehold/ 981 Years Left/ £300 pa
- Service Charge: £670 pa
- Council Tax Band: F
- EPC Rated: C



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