



Crown Gardens

Bolton, BL7 0QZ

Offers over £575,000



Situated on an established and sought after development just a short stroll from central Edgworth, this extended five-bedroom detached is an ideal family property, both inside and out. The property is well presented with colourful contemporary décor and spacious rooms, and the extension to the rear creates further practicality for family life. A brief summary of the ground floor accommodation includes a central entrance hall and WC, lounge, home office, kitchen, open aspect family room, and utility. And on the first and second floors are five bedrooms, the family bathroom, a home sauna, and an en-suite to the master. Externally, the property benefits from a double garage, double drive, front lawn, and a landscaped back garden.



The Living Space

The central entrance hall welcomes you into the home and is grounded by a lovely solid oak floor. Conveniently situated by the front door is the downstairs WC, and the hall leads further into the home to present the home office, kitchen, and front lounge...

The home office is a great feature with a generous size, providing ample space for two large desks and further storage cabinets – perfect if you work from home. Alternatively, this space makes a handy playroom or media room for the kids.

To the rear of the home is the kitchen, which furthers leads through to the extension where the vaulted ceiling and an abundance of windows creates a bright and airy feel, and the lovely oak flooring continues underfoot. The kitchen benefits from a contemporary design with trendy two tone cabinetry, a black Granite worktop, and patterned LVT flooring. Integrated appliances here include dishwasher, sink with mixer tap and drainer, and space with plumbing for a washer/dryer, plus a top quality Rangemaster cooker that provides a comprehensive range of cooking features – two electric ovens, grill, warming drawer, five gas hobs including wok holder, and a griddle plate – comprehensive enough to suit even the keenest of cooks!

The kitchen is configured with an open aspect layout into the extension which spans the full width of the home, creating a versatile space that's perfect as an open plan family room. There's plenty of space for a dining area and day lounge, making it a lovely social space for both everyday life and entertaining guests alike. French doors lead onto the garden which will make this room a delight on warmer summer days with the doors swung open, affording that desirable indoor-outdoor lifestyle.

Adjacent to the kitchen and open plan extension is a spacious utility, providing further storage to make sure you have plenty of space for the practicalities that come with busy family life.

Back into the hall and situated to the front is a more traditional lounge with a real cosy feel, giving flexibility in how you use your reception rooms and meaning you still have a warm and cosy space to enjoy in the evenings and on colder wintery days.

The Bedrooms & Bathrooms

With five well proportioned bedrooms set across the first and second floors, this house is ideal for family life without compromising on space, there's plenty of room for the whole family and more!

On the first floor is the master bedroom which benefits from a range of fitted wardrobes and a good-sized double footprint, plus a contemporary three-piece en-suite comprising walk-in shower, vanity basin with integral storage, and WC. There are two other spacious bedrooms on this floor, both big enough for double beds with ample space for the children, and the family bathroom does not disappoint on space either! The family bathroom is a great size, with enough floor space to accommodate a four-piece suite including a large bath, a walk-in corner shower, vanity basin with integral storage, WC, plus a traditional four-person Finnish sauna!

Back onto the spacious landing and up another flight of stairs, the second floor is home to two more bedrooms, both are substantial doubles with a bright and airy feel, perfect for the kids, or perhaps if you have guests staying with you. The bedroom to the left of the landing also benefits from a range of fitted furniture, including wardrobes, drawers, and a desk.

The Outside Space

In addition to the double drive, double garage and front lawn, the landscaped back garden provides a private and peaceful place to enjoy warm summer days. A lawn offers a safe spot for the little ones to play, the landscaped rockery offers scope for the keenest of gardeners to get stuck in, and an elevated patio will soak up the sun all day long – a lovely spot for al fresco dining or enjoying a favourite refreshment or two with family and friends.

The Location

Crown Gardens is a wonderful place for family life, or perhaps for those simply looking for a quiet and peaceful place to live without being too far removed from the convenience of village amenities. Individual detached houses sit behind private drives and well-presented gardens, and there's an abundance of countryside on your doorstep. Whether its scenic walks around the local reservoirs or venturing further afield into the moors, you're spoilt for choice!

Edgworth is a bustling countryside village surrounded by beautiful scenery, and provides a selection of amenities including cafes, pubs, restaurants, and independent shops. Situated next to Edgworth Cricket Club, the Barlow is Edgworth's community hub which is a great asset to the village, featuring a coffee shop and bar, library, all weather sports pitch, children's playground and more.

Bolton, Bury, and Blackburn with Darwen are the nearest towns, all of which offer a wide selection of further amenities, schooling, and transport links, while other nearby village-like areas such as Bromley Cross, Bradshaw, Hoddesden, and Ramsbottom offer plenty of additional country pubs, independent shops, and restaurants.

The Specifics

The tax band is F.

The tenure is freehold.

The service charge is £100 per annum which covers grounds and pond maintenance and insurance.

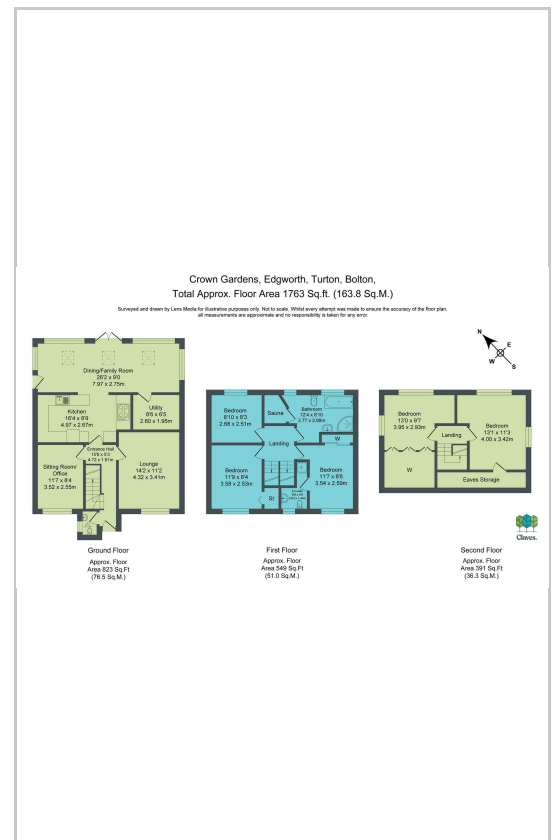
The boiler is a British gas combi boiler located in the kitchen.

The property is alarmed.

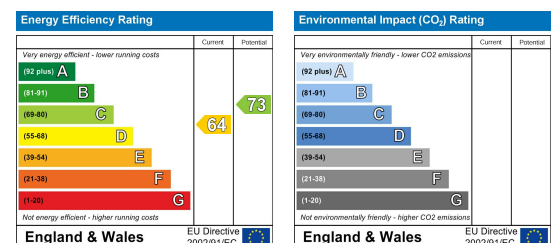
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.

t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk