

Claves.



Clarendon Gardens

Bromley Cross, BL7 9GW

£399,950



No chain! On the leafy green, secluded cul-de-sac of Clarendon Gardens in Bromley Cross, this four-bedroom detached property offers attractive modern interiors. It's sought after and highly convenient location make it perfect for family life. A brief overview of the accommodation includes an entrance hallway, front lounge, spacious open plan living space with kitchen island, utility, downstairs WC, study/work room, four double bedrooms with an en-suite to the master, family bathroom. Externally the property features a drive and garden to the front, while to the rear is an elevated, suntrap patio with fabulous views, a lower level with decking area and paved areas, in addition to a large garden building that's suitable for a variety of uses.



Living Space

The heart of the home is undoubtedly the large open plan living space at the rear, which has been knocked through to create a superb social space filled with natural light from the large glass sliding doors, leading to the elevated patio. There are heaps of space for a large dining table, in addition to the spacious kitchen island which provides bar seating with feature lighting.

The kitchen is a stylish modern design with a range of Bosch integrated appliances, including a five-plate hob, extractor, oven, combination microwave oven, fridge-freezer, instant boiling water tap, inset sink and drainer, plus a great amount of storage space. Further practicality is provided in the utility room adjacent, with plumbing for the washer and dryer, as well extra storage and worktop space.

The downstairs WC is accessible via the utility, which is again well presented to modern standards while adding to its practicality as a great family home. Continuing through the utility also leads to a versatile room the current owner has used to run a business from home. It's ideal for use as a therapy room or studio, if not a home office! Situated at the front of the home is the well-proportioned lounge where the contemporary and well-presented interiors continue.

Bedrooms & Bathrooms

Upstairs the ideal family living continues, where four double bedrooms and a family bathroom are linked by the spacious landing. The largest bedroom comes complete with an en-suite shower room too, in addition to fitted wardrobes, allowing for a generous master! For the bedrooms to the rear of the house, you can appreciate more scenic views of Winter Hill. The modern family bathroom has a three-piece suite comprising bath with shower and tiled surrounds, wash basin, and WC.

Outside Space

Like the house, the outside space here caters for the whole family, and gets a fantastic amount of sun! A huge terrace with contemporary tiling provides the perfect spot for socialising and outdoor dining in the summer, with a hot tub point installed too if desired! The lower part of the garden gives space for the kids to play, and the substantial outbuilding is currently used for storage, but has electric and lighting and provides lots of potential... Home gym? Garden bar? Games room? Or perhaps a garden office?

There are also external electric points and security lights.

Location

Clarendon Gardens is one of the most sought-after developments in the area, and it's no surprise... Pretty, leafy green surroundings are home to handsome detached houses, and one of them could be yours!

The village-like community of Bromley Cross comes with this property, where everything you need is on your doorstep. From the vibrant selection of cafes, pubs, restaurants and shops in Bromley Cross and Egerton, to a range of good nurseries, primary schools and secondary schools for the little ones and teenagers.

Clarendon Gardens is also close to plenty of countryside, with easy access to the West Pennine trails for walking, running, and cycling. Golf clubs and sailing clubs are nearby too, you are spoilt for choice with outdoor activities.

With Bromley Cross Train Station being just a few minutes in the car or a 5-to-10-minute walk, and the A666 offering direct access to the motorway network, this property is well connected.

Specifics

We are advised:

The tax band is E.

The tenure is leasehold with a ground rent of £500.50 per annum.

The next ground rent review will be in 2039.

The lease length is 155 years from 1st February 2007.

The service charge is £160 per annum.

There is gas central heating with a Worcester combi boiler located in the study/work room.

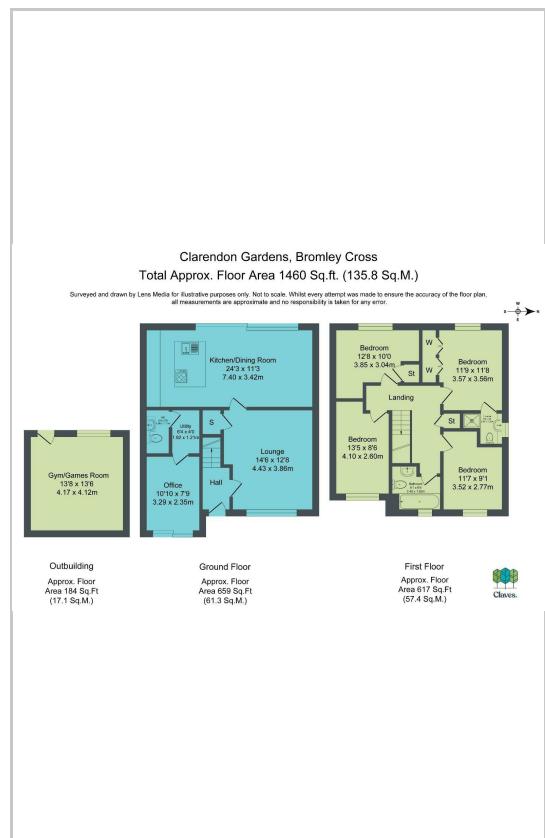
The loft is boarded and has a pulldown ladder.

The house is alarmed.

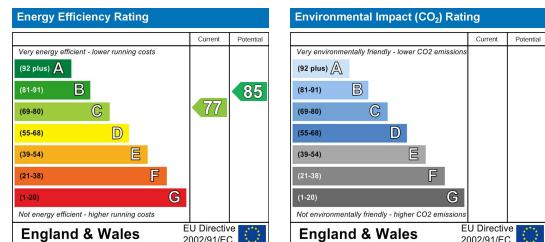
Area Map



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 firms 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