



## Oak Coppice

Bolton, BL1 5JD

£735,000



Offered with no chain and situated on a large plot within the executive gated development of The Oak Coppice, near Chorley New Road in Heaton, this detached property offers a private and peaceful setting, and its generous proportions provide plenty of space for family life. The interiors are presented in excellent condition throughout with a high-quality finish, including a Siematic kitchen, Gaggenau cooking appliances, Duravit sanitaryware, and bespoke oak joinery.

A brief overview of the ground floor accommodation includes an entrance hall, kitchen and breakfast room, dining room, lounge, home office, downstairs WC, utility, pantry, and an integral double garage. To the first floor are five double bedrooms, with an en-suite to the master, and a family bathroom. Externally the property features well established gardens to the front and rear, and a double drive.



Living Space

As soon as you step inside you get a warm and homely feel, where the spacious entrance hall with engineered oak flooring adds to the premium, traditional style. The lounge is situated to the right of the hallway and spans the full depth of the home with a generous footprint, and the windows to the front and patio doors to the rear enhance the already light and airy feel. The central stone fireplace with gas fire adds a cosy touch, and the room comes with fitted bespoke oak cabinetry. Patio doors also provide that sought-after indoor-outdoor living on warm summer days, leading to one of the several patios in the large back garden.

The oak flooring continues in the dining room which is aptly positioned between the lounge and the kitchen to the rear, affording pleasant green views of the secluded garden. Within the kitchen next door is a range of integrated appliances including a large Gaggenau double oven and warming drawer, five-plate induction hob with hidden extractor, dishwasher, inset sink with swan-neck tap, all of which are contained within the stylish Siematic two-tone kitchen, featuring gloss wall cabinets, wood-grain base cabinets and a Quartz worktop.

Through the kitchen the utility gives extra worktop and storage space, in addition to plumbing for the washer and dryer, an additional sink with drainer and tap, and a spot for a large freestanding fridge-freezer. More practicality is provided with the adjacent pantry, which leads further to the integral double garage with fitted shelving.

Back into the entrance hall, and before we head upstairs, the home office, downstairs WC and cloak room are located at the front of the property near the front door, and it is no surprise both these rooms are also presented in superb condition and are in keeping with the premium finish. Other notable features of the property include remote controlled blinds and oak radiator covers.

Bedrooms & Bathrooms

Each of the five bedrooms are good sized doubles, and not dissimilar to the living spaces downstairs, it's clear the current owners have cherished and looked after this lovely home.

The master bedroom boasts a fantastic size, with a comprehensive range of beautiful hardwood fitted furniture that features heaps of wardrobe space, chest of drawers and dressing table, two bedside tables and a fitted bed base and frame. The four-piece en-suite comprises his and hers wash basins with storage cabinets, jacuzzi bath, walk-in shower, and WC, with neutral tiling to the floor and walls.

The well-proportioned sizes of the four other double bedrooms make this property particularly suitable for family life, ensuring everyone has ample space, with the added benefit of fitted/integral wardrobes which maximises usable floor space. Within the family bathroom is another stylish four-piece suite, including jacuzzi bath, walk-in shower, wash basin with storage and WC.

Outside Space

The property sits on a superb plot with a great sized back garden, in addition to the double driveway and manicured front garden which adds to the attractive kerb appeal. The rear garden is tiered, with several lawns and patio areas, and is well established with mature borders and beds. It is a beautiful sight in bloom. There are also several vegetable beds at the top of the garden if home grown is what you're after! There's plenty of safe space for the little ones to play, and owing to its large size, there's scope to extend the property further if desired (subject to relevant permissions).

Location

The Oak Coppice is an exclusive development within the highly regarded residential area of Heaton. Despite its peace and privacy, it is well connected for road and rail links and a great selection of amenities.

Lostock train station is within a few minutes' drive offering a direct line into Manchester and beyond, and junction 5 and 6 of the M61 can be accessed within 5 to 10 minutes giving you easy access to the national motorway network.

Middlebrook retail park provides quite literally everything you would ever need for modern life, from a selection of large supermarkets and specialist large chain retailers to a large cinema complex and other entertainment facilities. In addition to Middlebrook, there's a variety of independent bars and restaurants to choose from, Fanny's in Markland Hill is just a couple minutes' in the car and the Retreat on Chorley New Road is within walking distance.

A variety of leisure activities can also be found on your doorstep within just a few minutes' drive, from Markland Hill Racquets Club and Lostock Tennis Club to Bolton Golf Club, David Lloyd Health Club & Spa, to the beautiful rolling countryside of Smithills Moor and surrounding West Pennines, as well as the reservoirs and countless scenic trails of Rivington.

For the kids, Bolton School is a fantastic independent school offering education for nursery, primary and secondary schooling, and sixth form students. Clevelands is also a fantastic option for an independent preparatory school.

Specifics

The tax band is G.

The tenure is freehold.

There is a private drainage system for the development.

The nature of it being a private development comes with costs, including a £175 per quarter maintenance contribution (covering the street lighting, road, and electric gates), and a £400 per annum contribution to a sink fund.

The development is managed by Oak Coppice Residents Association, and each resident has a share within the company. The Director and Secretary for this management company are residents, and the positions rotate every year. There is also an annual general meeting every December.

There is gas central heating with a Baxi boiler which is on an annual service plan.

The water is on a meter.

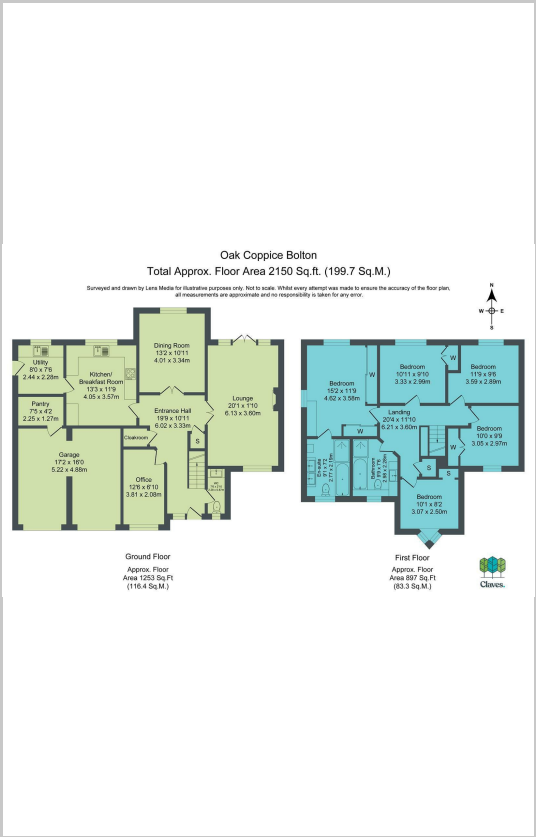
The loft is part boarded with power and lighting.

The house is alarmed with a private monitoring system.

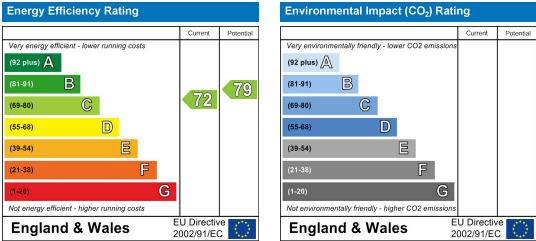
Area Map



Floor Plans



Energy Efficiency Graph



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