



Waterside

Bolton, BL7 8AQ

Offers around £525,000



No chain! It is rare that a property boasts such a spectacular setting like this... Aptly named Waterside, with a large wildlife pond and beautiful scenic views to the rear, it is a dream come true for those who want to be immersed in the peace and tranquillity of the countryside. This detached, four-storey home in Belmont features over 2,200 sq ft of modern interiors that are presented in immaculate condition throughout, making it a fantastic option for family life, or for those who simply appreciate plenty of space and being close to the countryside. The wildlife pond has natural, steady inflow and outflow streams of fresh water.

A brief overview of the accommodation includes a spacious kitchen-diner with island, lounge, media room, home office, utility, WC, storage closet, integral garage, four bedrooms with two en-suites, family bathroom, and a large walk-in attic/storeroom. Externally the property features a double drive to the front, and to the rear is an easy maintenance garden with the fabulous scenic outlook and direct access onto the water.



Ground Floor

The home welcomes you into an entrance hall where you get the first impression of the fresh modern interiors and spacious proportions. Immediately to the left is the integral garage, which offers potential for other uses if desired – it is fully plastered with spotlights, flooring, heating, and integrated storage units.

Continuing through the hall, the utility with plumbing for the washing machine and downstairs WC are both well-proportioned and presented to modern standards, and to back of the property is a media room with fitted oak cabinetry and shelving. The media room is a great addition for family life, suitable for the kids and their friends or perhaps a room to watch the match at the weekend! Alternatively, its proximity to the spacious downstairs WC makes it a suitable guest bedroom. The WC could even accommodate a shower if desired. Also on the ground floor there is a substantial storage closet, ideal for keeping coats and shoes conveniently out the way.

First Floor

Up to the first floor and the main living spaces benefit from countryside views to both front and rear! At the front of the home is the kitchen-diner with island and bar seating – a generous room that is designed with modern life in mind, providing a great social space that is flooded with natural light through the large front windows. Set within the modern gloss white cabinetry and black granite worktop are a comprehensive range of integrated appliances, including a Neff induction hob with extractor and double oven, Bosch dishwasher, fridge-freezer, and inset sink with modern mixer tap.

In the middle of the first floor is a good-sized office that's fitted with high quality oak furniture, including a desk with seating for two, drawers and shelving – a perfect setup for those that work from home.

At the rear, the lounge takes full advantage of the rural scenery on your doorstep through full width bifold doors that open onto the back garden and give that sought after indoor-outdoor lifestyle during the summer months. Like the rest of the home, it is no surprise the lounge itself is found in pristine condition, featuring contemporary neutral decor.

Second Floor

On the second floor the family bathroom is positioned in the middle of the landing, and its condition is like that of show home standards. The three-piece suite comprises a bath, wash basin and WC, with textured part tiled walls.

The second bedroom is on the second floor at the front, benefitting from more countryside views with a spacious size and three-piece en-suite that includes a walk-in corner shower with contrast tiled surrounds, wash basin and WC. To the rear on this floor are two more bedrooms overlooking the water.

Third Floor

With a Juliet balcony that frames stunning views over the water and surrounding countryside, the master bedroom on the top floor is something special. There are very few homes where you can swing open French doors just a few feet from your bed and enjoy uninterrupted views of unspoiled countryside! The bedroom also features large, fitted wardrobes with mirrored sliding doors, allowing you to simply move in, unpack your bags, and enjoy.

An added benefit of the third floor, particularly for family life, is the large attic/storeroom which is accessed via the landing. With this, the garage, and another loft accessed via the master bedroom, you've got plenty of storage.

Outside Space

Waterside is a unique development where stylish contemporary homes stand tall in a uniform row on the well-presented street. The double drive and integral garage give ample space for private parking at the front. To the rear, push open the lounge bifold doors, breathe in that fresh country air, and take a moment to appreciate that view... You could be in the heart of the Lake District. The back garden is easy maintenance and gives plenty of space for enjoying time outside on warm sunny days. Whether it is BBQs with friends, lounging with a book, or taking a dip, it is an incredible place to call your own. With direct access to water, you could even get your kayak or stand-up paddleboard out!

Location

The location of this property is perfect for those in search of a peaceful countryside lifestyle with excellent access to a variety of outdoor pursuits and village amenities. Despite being tucked away in a tranquil setting surrounded by nature, it is well connected with easy access to the motorway network via the M61 to the south/west and the M65 to the north.

Belmont is a well-established countryside village with a real community feel, and the Black Dog gastropub (a favourite amongst locals) is only a five-minute walk from your front door. The nearby village of Egerton also gives you plenty of choice when it comes to pubs, restaurants and cafes, all of which are perfect for refuelling after long walks in the miles of beautiful countryside quite literally on your doorstep.

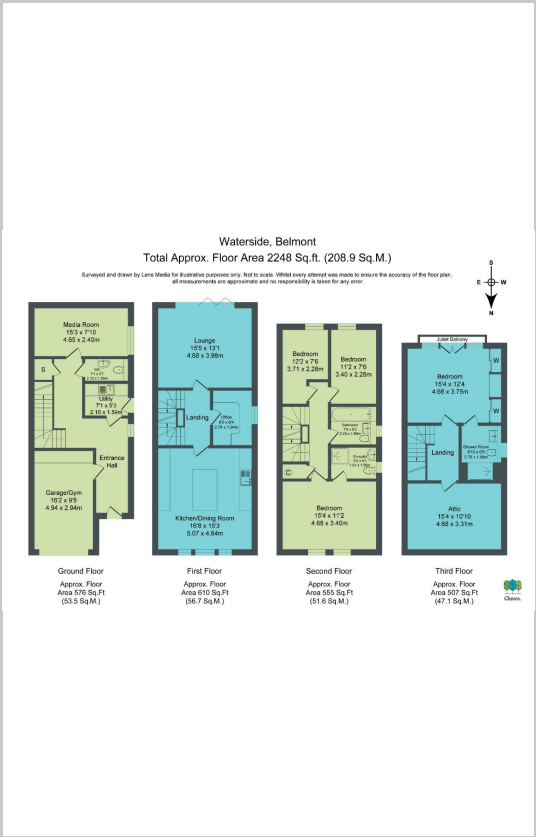
Specifics

The energy rating is 85 / B which is considered very good.
The tax band is F.
The tenure is leasehold with a ground rent of £337.46
The length of the lease is 999 years from 1st July 2014.
There is gas central heating with a Baxi boiler and tank system.
The boiler is on a maintenance/service plan with the manufacturer.
There are two loft spaces, a large eaves room which is fully boarded, and a loft with a hatch in the master bedroom.
The gas and electric meters are located externally.
The water is also on a meter.
The house is alarmed.
The property is under NHBC warranty.

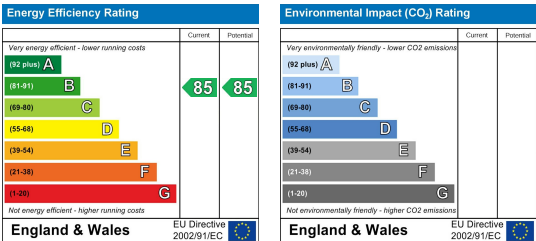
Area Map



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