



35 Trent Drive, Hindley Green
£400,000

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ESTATE AGENTS

35 Trent Drive

Hindley Green, Wigan

Nestled in a peaceful cul-de-sac location, this stunning 4-bedroom detached house offers the perfect blend of modern elegance and spacious living. Meticulously renovated and redesigned, this property boasts a wealth of luxurious features that are sure to impress even the most discerning buyers. As you step inside, you are greeted by a bright and airy open plan lounge diner kitchen, complete with bi-folding doors that seamlessly integrate indoor and outdoor living. The utility room and guest W.C offer convenience, while the home bar/games room provides the ideal space for entertainment. The master bedroom features a stylish en-suite shower room, creating a private sanctuary away from the busyness of every-day life. Solid oak internal doors, porcelain tiled flooring, and modern décor throughout enhance the ambience of this remarkable home. Velux windows flood the interior with natural light, while the instant hot water tap and integrated appliances in the kitchen add a touch of luxury to daily living.

Outside, the property truly shines with its large private rear garden, a haven for both relaxation and entertainment.



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The mature grassed lawn sets the scene for outdoor activities, while a wooden storage shed offers ample space for gardening tools and equipment. Stone chipped raised flower beds add a touch of natural beauty, creating a vibrant backdrop to the outdoor space. The porcelain non-slip tiled patio provides the perfect setting for al fresco dining or summer gatherings with friends and family, offering a seamless transition from indoor to outdoor living. The convenience of outdoor power points ensures that hosting outdoor events is a breeze. Additionally, the rear garden provides direct access to the home bar room, making entertaining a seamless experience. To the front of the property, a large concrete driveway provides parking for up to five cars, ensuring that guests always have a place to park. This exceptional property is offered with no chain, presenting a rare opportunity to own a truly luxurious detached family home in a sought-after location.

Council Tax band: C

Tenure: Freehold



Entrance Hallway

A bright entrance hallway with stunning porcelain tiled flooring, built in storage cupboard, vertical radiator, bespoke glass brick window and wall mounted power points.

Lounge

12' 6" x 11' 7" (3.81m x 3.53m)

A generous family room with large upvc window to front, single radiator, multiple power points and fully carpeted.

Open Plan Dining Area

14' 2" x 12' 1" (4.32m x 3.68m)

A bright dining area open plan with vertical radiator, multiple power points, x3 upvc windows to side and upvc window to front with horizontal blinds, porcelain tiled flooring.

Open Plan Kitchen Area

20' 8" x 9' 7" (6.30m x 2.92m)

A large bespoke family kitchen with a range of fitted base and wall units, large white quartz work tops, instant hot water tap, integrated dish washer, oven, microwave + Grill, fridge freezer, wine cooler, induction hob, x2 Velux windows one with electric open and close for cooking ventilation, porcelain tiled flooring, tow upvc windows on side patio area and vertical radiator.

Open Plan Lounge

12' 7" x 13' 9" (3.84m x 4.19m)

Lounge area open plan with wall mounted electric fire and tiled surround wall mounted T.V media wall, vertical radiator, porcelain tiled flooring, ceiling Velux and bi-fold doors to patio and rear garden.



Open Plan

27' 4" x 22' 4" (8.33m x 6.81m)

A simply stunning space for all the family to enjoy.

Utility Room

8' 3" x 4' 10" (2.51m x 1.47m)

A family utility room with work tops, plumbed for wash facilities, upvc door to rear and porcelain tiled flooring.

W.C

5' 5" x 2' 9" (1.65m x 0.84m)

A guest w.c with wash basin with vanity unit under, porcelain tiled flooring, frosted upvc window and low level pedestal toilet.

Landing Area

17' 9" x 8' 4" (5.41m x 2.54m)

A bright landing space with glass panelled staircase, multiple power points, upvc window and fully carpeted.

Bedroom One

10' 9" x 12' 2" (3.28m x 3.71m)

A large double room with access to walk in wardrobe and en-suite shower room, single radiator, large upvc window with horizontal blinds, multiple power points and fully carpeted.

Walk In Wardrobes

5' 2" x 8' 2" (1.57m x 2.49m)

A well designed and proportioned dressing room with frosted upvc window, built in wardrobes and fully carpeted.

En-Suite Shower

8' 2" x 6' 6" (2.49m x 1.98m)

A master en-suite shower room with bespoke tiled walls and integrated storage shelving, rain fall shower over walk in cubicle, heated towel rail, wash basin with vanity unit under, frosted upvc window, ceiling spot lighting, low level w.c and tiled flooring.





Bedroom Two

12' 2" x 10' 6" (3.71m x 3.20m)

A large double room with single radiator, multiple power points, large upvc window with horizontal blinds and fully carpeted.

Bedroom Three

10' 11" x 9' 1" (3.33m x 2.77m)

A double room with upvc window and horizontal blinds, multiple power points, single radiator and fully carpeted.

Bedroom Four

7' 2" x 9' 4" (2.18m x 2.84m)

A generous single room with built in storage over stairs, multiple power points, upvc window with horizontal blinds, single radiator and fully carpeted.

Bathroom

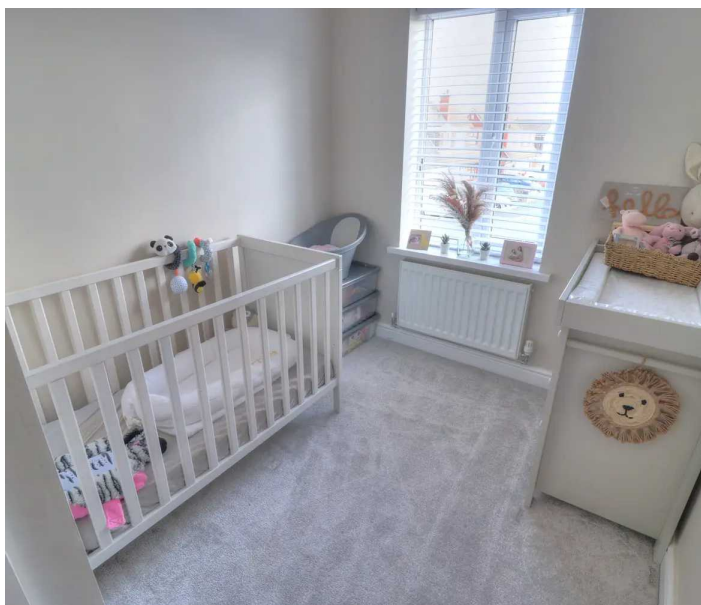
5' 10" x 7' 3" (1.78m x 2.21m)

A three piece bathroom suite with frosted upvc window, heated towel rail, tiled flooring and walls, wash basin with vanity unit under, ceiling spot lighting, jacuzzi style bathtub with waterfall taps and low level pedestal toilet.

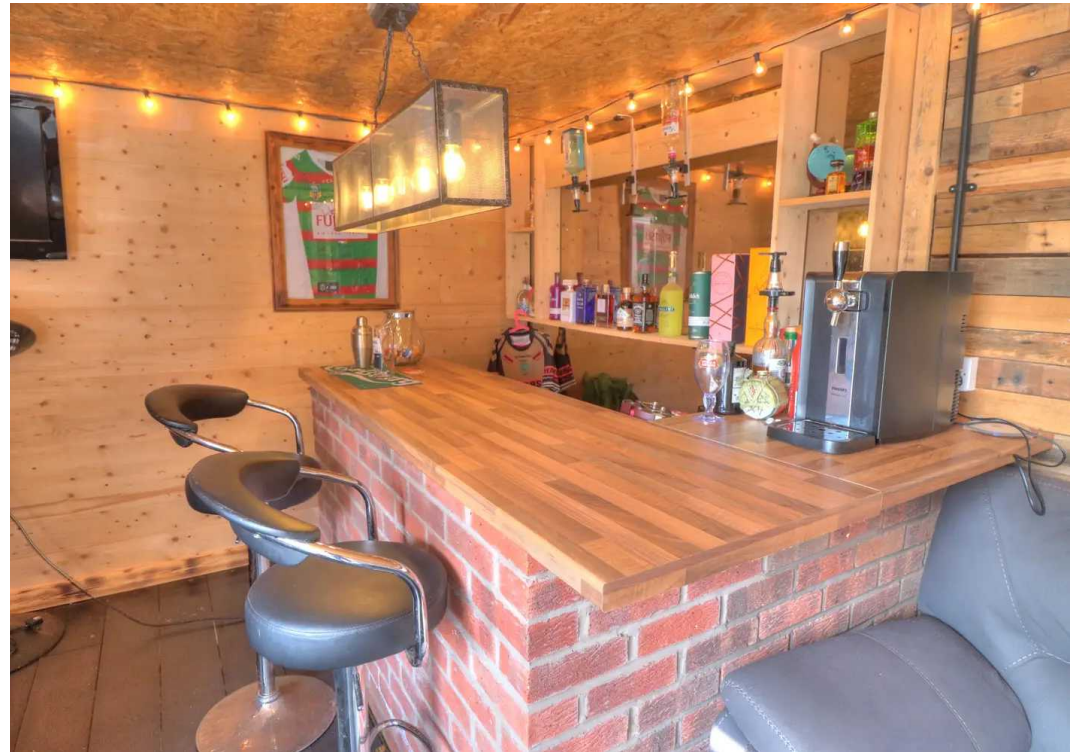
Home Bar/Games Room

9' 8" x 17' 9" (2.95m x 5.41m)

A fantastic addition for all the family to enjoy, with power and lighting, wood panelled walls and large bi-folding doors out onto the large patio this bar room will be fantastic for those summer BBQs and family get togethers.







REAR GARDEN

A large rear garden with mature grassed lawn, wooden storage shed, outside power point, stone chipped raised flower beds, porcelain non slip tiled patio ideal for alfresco dining and access to home bar room.

DRIVEWAY

5 Parking Spaces

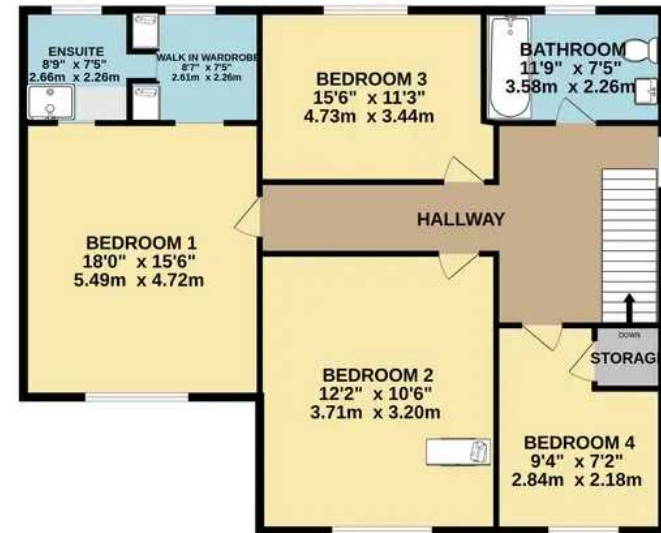
A large concrete driveway to front providing parking for five cars.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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