



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Four Bed Executive Detached Home
- Highly Desirable Woodland Location
- Immaculate Standard of Presentation
- Circa 2,507 Square Feet in Total
- Two Generous Reception Rooms
- Four Bath/Shower Rooms
- Landscaped Gardens & Double Garage

SMITHILLS CROFT
ROAD, SMITHILLS

O/O £650,000





Smithills Croft Road, Smithills



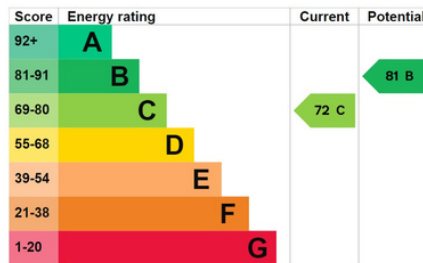
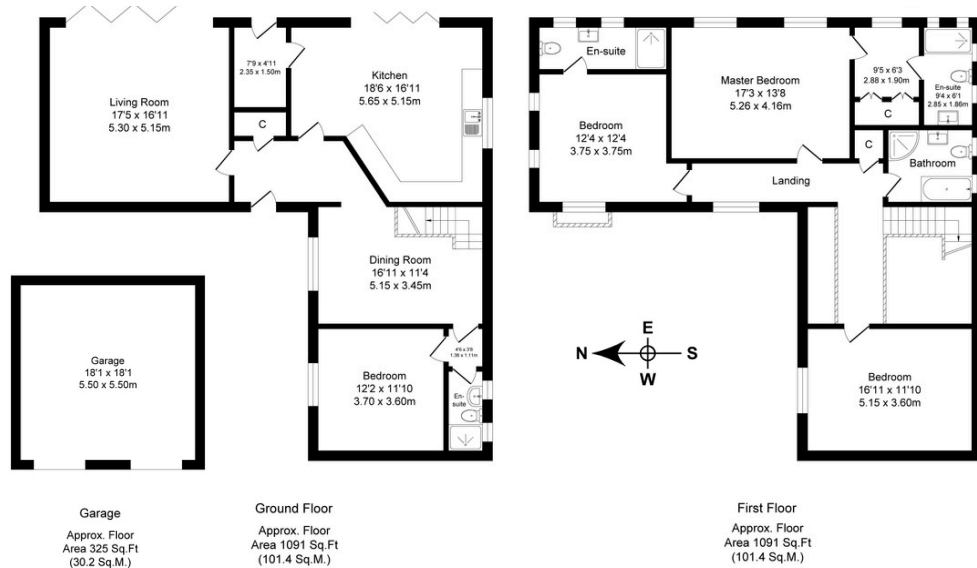
Smithills Croft Road, Smithills



Smithills Croft Road, Smithills

Total Approx. Floor Area 2507 Sq.ft. (233.0 Sq.M.)

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Nestled at the heart of the highly desirable district of Smithills, there can be little doubt that this simply gorgeous executive detached residence will be in very strong demand, with the immaculate standard of presentation throughout matched only by the beauty of the location. So often modern properties are criticised for their lack of character, but this rather handsome example puts up a very convincing argument to the contrary, oozing curb appeal through its thoughtful design, which manages to instil character and charm. The same personality is echoed within the peaceful surroundings, secreted away along this quiet meandering side road running parallel to the idyllic Dean Brook and amidst a backdrop of mature woodland, the quaint traditional features, which include Victorian-style standard lamps, afford a real village-like quality and an oasis of calm which feels a world away from the hustle and bustle of daily life. In reality, however, this tranquil setting is positioned just off Smithills Dean Road, meaning one is actually extremely conveniently located for all the necessities of daily life.

Equidistant from the plentiful shops and amenities provided at Astley Bridge, Heaton or Halliwell, the property is also only a short drive out of the bustling town centre of Bolton, with its abundance of high street stores, bars and eateries, as well as excellent transport connections. A further point of note is the highly regarded schools at all levels available locally, in particular Smithills School, which is virtually on the doorstep, which is always an important consideration with any family home of this type. After a tough day in the office, one can take full advantage of the proximity to a number of local beauty spots which are within walking distance, including the picturesque conservation area of Barrow Bridge, Smithills Country Park, with over 2,000 acres of moorland, woodland and farmland, or the delightful, family-friendly Moss Bank Park, perhaps enjoying a stroll with the dogs around its own circa 84 acres to relax away the stresses of the day.

The property itself is in beautiful order, having been comprehensively upgraded by our clients in recent years to an impeccable standard and displaying neutral, tasteful tones throughout with its décor, fixtures and fittings. The substantial accommodation is arranged over two inviting levels, with the expansive and thoughtfully laid-out floorplan emphasising the feeling of space and affording in excess of 2,500 square feet of living space in its entirety, to include two generous reception rooms, four double bedrooms, four bath/shower rooms and the all-important entertaining kitchen, which is so often sought-after in modern day living. One enters via the welcoming entrance hallway and immediately remarks upon the abundance of natural light which is so prevalent throughout, whilst the Oak-effect flooring flows through the ground floor linking the spaces seamlessly. One proceeds into the vast 17' living room, which manages to remain cosy and inviting, despite its impressive proportions, aided in no small part by the feature fireplace with its log-effect, electric fire. Two useful storage cupboards provide space for all of those everyday essentials, whilst the bi-folding doors onto the garden will be invaluable in the warm summer months.

However, it is the delightful 18' entertaining kitchen where this home truly excels: the epitome of modern day family living and that much desired hub of the home where all generations can gather together or indeed the perfect sociable space in which to host friends, with guests able to spill out onto the patio for a glass of something bubbly via another set of bi-folding doors which link the inside and outside spaces effortlessly. Fitted with a comprehensive range of wall and base units in grey with contrasting black fittings and laminated wooden work surfaces, the space includes a central island incorporating a handy breakfast bar and features a number of integrated appliances, including high-level double electric oven, five ring gas hob with overhead extractor and dishwasher, whilst there is a handy separate utility room in which to keep the family laundry out of view of unexpected visitors.

The well-proportioned 16' dining room provides the ultimate formal entertaining space for those more intimate dinner parties and offers a real wow factor all of its own. Brimming with character and personality, the double height glazing floods the space with natural light, whilst the spindled staircase to the first floor draws the eye up to the feature galleried landing.

An inner hallway will reveal a ground floor double bedroom and a three-piece shower room, creating a superb annex-type feel which will be ideal for when guests come to stay or if one is looking to accommodate an elderly or disabled relative. Of course, this space could similarly be utilised as a further reception room, if required, such as a study for those who require a quiet space in which to work from home or perhaps a playroom for the little ones.

If one ventures up to the first floor, three further double bedrooms will be revealed, including the palatial 17' principal bedroom, which is reminiscent of a hotel suite, boasting fitted wardrobes, an en-suite dressing room and smart shower room, complete with twin wash hand basins and over-sized shower cubicle. Bedroom two also enjoys en-suite facilities, which will be ideal for any older children, with the remainder of the family suitably spoiled by the well-appointed main bathroom, which is fully tiled and fitted with a four piece suite in classic white, comprising of WC, vanity wash hand basin, panelled bath and corner shower cubicle.

Externally, a real feeling of privacy and exclusivity is created by the enclosed frontage, with the property discreetly positioned behind electrically operated gates with visitor intercom system. The front garden is laid to lawn, whilst there is ample off-road parking facilities provided on the tarmac driveway, which also gives access to the detached double garage with twin electrically operated doors and security alarm system. The rear garden affords an excellent degree of privacy, with the expansive lawn providing plenty of opportunity for the little ones to burn off their energy, whilst the adults keep a watchful eye from the paved patio area, which provides enough space for a dining set and perhaps an impromptu barbecue when the weather allows.

Homes in this enviable spot rarely stay on the market long and so we would highly recommend an early internal inspection to avoid disappointment.



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