

**FOR SALE**

17, Kielder Close, Ashton-In-Makerfield, WN4 0JR

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996





## 17, Kielder Close, Ashton-In-Makerfield, WN4 0JR

*Stunning executive detached family home offering a generous 1735 SQFT of living space.*

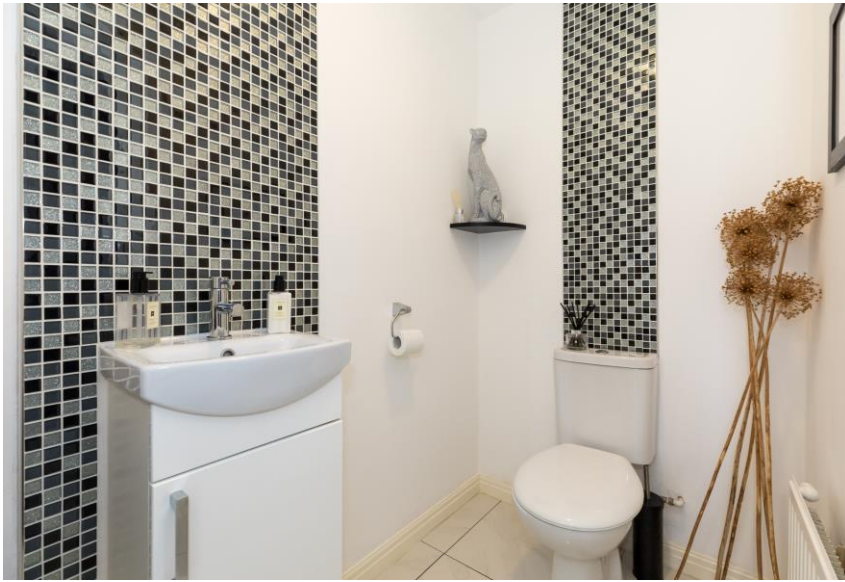


- Stunning executive detached family home
- Sleek, open plan design
- High spec fitted kitchen
- Highly prized modern development
- 4 bedrooms / 2 reception rooms
- Superb garden room / orangery
- Professionally landscaped garden
- 1735 SQFT

Boasting exceptional internal presentation from top to bottom & a substantial 1735 square feet of living space - this quite stunning detached family home boasts a stylish, contemporary edge and impressive layout due to a large rear orangery extension, coupled with some clever remodelling of the layout. This skilful opening up of the ground floor has created a superb living kitchen / family area that effectively acts as the hub of the home and creates a lovely flow & wow factor that should prove popular with modern buyers' tastes. The general arrangement comprises in brief of; an entrance hallway with wc / cloaks, large main front lounge with feature bay window, whilst to the rear is the stylish fitted kitchen & sleek sun room. The stunning kitchen is finished with a large breakfast bar, spot lighting & a range of quality integrated appliances, quality granite worktops & large polished porcelain floor tiles. Just off the kitchen is a useful utility room. The sun room has an insulated roof & French Doors that lead out onto the garden. Upstairs, the home offers four generous sized & impeccably presented bedrooms with a modern en-suite to the master & a smart principal bathroom suite. Externally the rear garden is private & has been expertly landscaped with quality flagging, contemporary fencing & stylish rendered walls & beds. To the front is a driveway which provides ample off road parking & leads through to the integral garage. Locally the property is tucked away on Kielder Close, a highly sought after & particularly quiet little cul-de-sac where houses rarely come on the open market. The access for local schools is excellent, as is the proximity to transport links such as the M6 and various amenities. Viewings are essential to appreciate the home on offer.



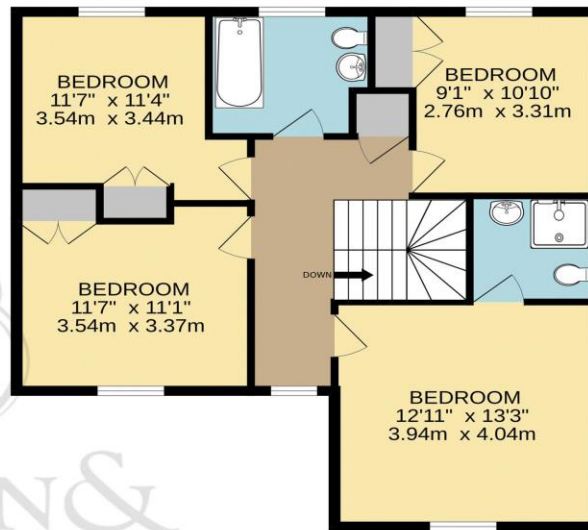




**GROUND FLOOR**  
990 sq.ft. (92.0 sq.m.) approx.

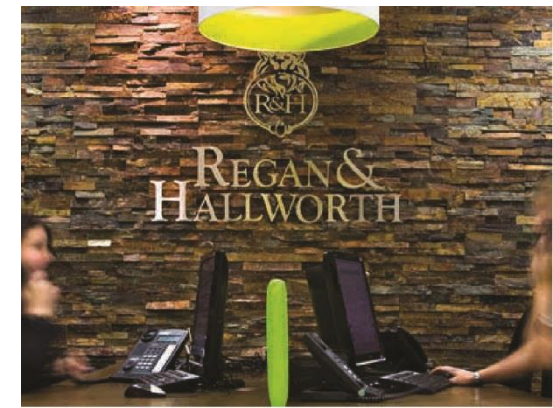


**1ST FLOOR**  
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 1735 sq.ft. (161.2 sq.m.) approx.

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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