



7 Aspen Close, Bolton

In Excess of £375,000

**Miller Metcalfe**  
*Every step of the way*

## 7 Aspen Close

Bolton, Bolton

A Hidden Gem Overlooking Smithills Country Park! A rare opportunity to acquire a stunning modern four-bedroom home perfectly positioned amidst the beautiful Bolton countryside. Welcome to Aspen Close – an exclusive, bespoke development of high-specification homes set securely behind private electric gates, overlooking the picturesque Smithills Country Park. Built in 2017, adjacent to the historic Smithills Hall, this exceptional family home combines space, style, and comfort in one of Bolton's most sought-after locations. Occupying a prime position at the far end of a peaceful cul-de-sac, the property benefits from a private driveway to the front and a generous rear corner garden – beautifully secluded, not overlooked, and wonderfully tranquil. Step inside to discover a bright and airy interior, finished to a superb standard throughout. The well-designed layout flows effortlessly across three spacious floors, offering versatile living spaces ideal for modern family life. The ground floor hosts a spectacular open-plan kitchen, dining, and living area, complete with sleek fitted units and integrated appliances – a perfect space for family gatherings and entertaining. A convenient cloakroom completes this level. On the first floor, you'll find a comfortable bedroom with en-suite, alongside a versatile reception room – currently used as a lounge but easily adaptable as a fifth bedroom or home office. The top floor offers three further well-appointed bedrooms and a stylish family bathroom, accessible from both Bedroom Two and the landing, ensuring practicality and privacy. Aspen Close enjoys a truly enviable position behind secure private gates, surrounded by scenic countryside and moments from Smithills Country Park – an expansive woodland haven ideal for walking, cycling, and outdoor adventures. Excellent schools, leisure facilities, and supermarkets are all within easy reach, making this an unbeatable family location

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

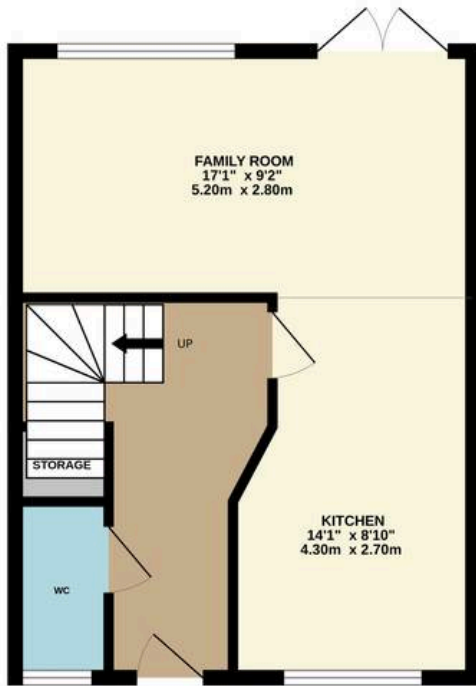




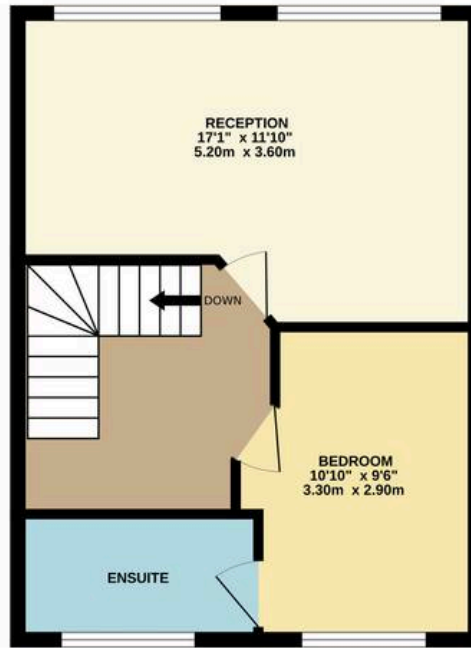




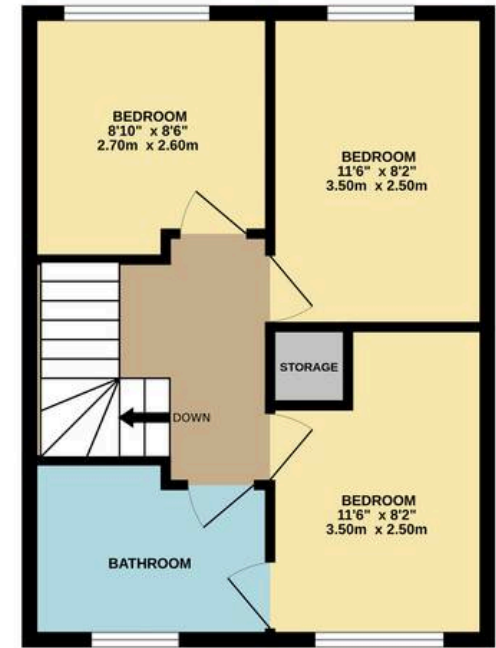
GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



2ND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.5 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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## Bolton

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