



Higher Dunscar

Egerton, BL7 9TF

£575,000



Positioned within the sought-after Higher Dunscar development, this deceptively spacious five-bedroom detached home offers over 1,900 sq ft of versatile accommodation, thoughtfully designed for modern family living. The interiors are immaculately presented with tasteful décor and stylish finishes throughout. Arranged across two levels, the home enjoys the majority of its living space on the upper floor, including a welcoming entrance hall, generous lounge, open-plan kitchen and dining area, study, three bedrooms, family bathroom, and an en-suite to the master. The lower level comprises two further bedrooms, a second lounge/snug, utility room, WC, and access to a garage store. Outside, the home benefits from a double driveway to the front and a beautifully landscaped garden to the rear – ideal for relaxing, entertaining, and family life.



Living Space

Step up to the entrance and you're welcomed by a bright and spacious hallway featuring a vaulted ceiling and Velux window, filling the space with natural light. The stylish wood-effect Karndean flooring flows seamlessly throughout much of the home, creating a cohesive and polished feel.

The standout space is undoubtedly the open-plan kitchen and dining area – a large, social hub perfect for both everyday life and entertaining. The kitchen is fitted with timeless shaker-style cabinetry, complemented by sleek white quartz worktops and a central island with bar seating. Integrated appliances include an Elica induction hob with concealed extractor, Neff double oven, dishwasher, fridge-freezer, and an inset sink with brushed copper tap. Thoughtful additions such as a pantry cupboard, integrated bin storage, and generous cabinetry make this kitchen as practical as it is stylish. Floor-to-ceiling glazing offers pleasant views over the lush, secluded garden, adding a stunning natural backdrop to this space.

To the front of the property is a spacious main lounge, elevated for added privacy and filled with light from a large bay window. A wood-burning stove set into the chimney breast brings warmth and character to this inviting space – perfect for cosy evenings.

Adjacent to the lounge is a separate study, ideal for home working or as an additional flexible space to suit family needs.

The lower floor offers further versatility with a second lounge/snug, ideal as a playroom, games room, or teenage retreat. This level also includes a utility room with washer/dryer plumbing, a guest WC, and access to a garage store and additional under-house storage.

Bedrooms & Bathrooms

The master bedroom sits on the upper level and includes a full suite of fitted wardrobes and a stylish en-suite shower room (installed in 2025), featuring a walk-in glass shower, elegant period-style vanity, and WC. Two further double bedrooms on this floor overlook the rear garden, and the family bathroom is equally impressive – a spacious, luxurious room with freestanding bath, walk-in shower, WC, and basin, with high-contrast finishes including dark grey tiled flooring and a matt black bath tap.

Downstairs, the fourth bedroom is another spacious double with French doors opening directly onto the garden – ideal as a guest suite or teenager's room. The fifth bedroom is currently used as a hobby room/studio and offers excellent versatility.

Outside Space

To the front, a double driveway and lawned area create an attractive kerb appeal. The rear garden has been landscaped to provide a peaceful and private outdoor sanctuary. From the elevated terrace by the kitchen, the space flows down through an alfresco dining area and a tranquil pond to a lower patio with decking and lawn. There's plenty of room for outdoor furniture, play areas, and planting – ideal for both relaxing and entertaining.

Location

Higher Dunsar is a well-established and desirable development – a peaceful, residential setting known for its quality homes and family-friendly atmosphere. Residents benefit from excellent access to local amenities, including cafes, pubs, shops, leisure facilities, and well-regarded schools – all within walking distance. The area also enjoys proximity to stunning countryside and walking routes, while maintaining strong transport links via the nearby A666 and Bromley Cross Train Station, offering direct connections into Bolton, Manchester, and beyond. This is a location that perfectly blends lifestyle, convenience, and long-term appeal.

Specific Details

Tax band: F

Tenure: Freehold

Heating: Gas boiler with radiators

Boiler: Baxi combi, located in the garage store, installed 2021

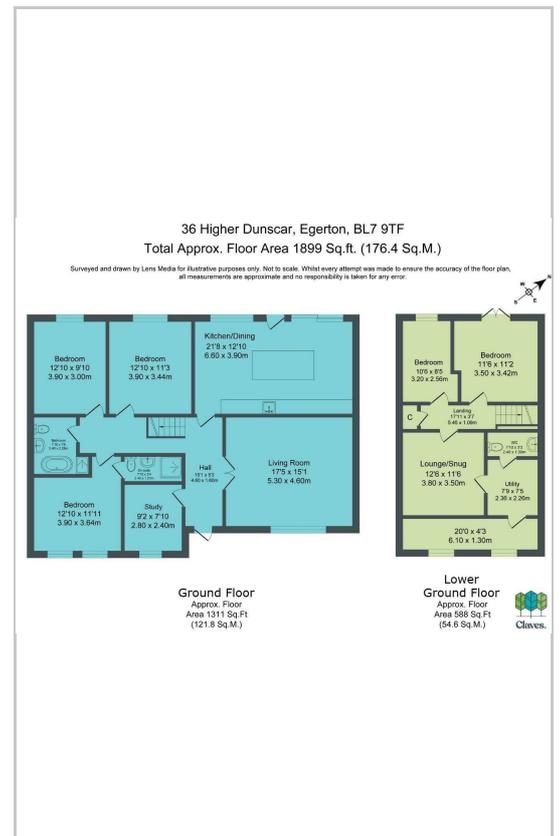
Water: On a meter

Loft: Insulated

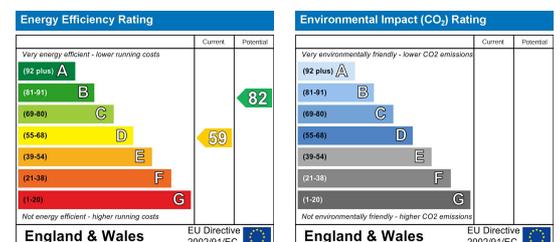
Area Map



Floor Plans



Energy Efficiency Graph



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