



## Smithills Dean Road

Bolton, BL1 6JZ

Fixed asking price £520,000



Occupying an impressive plot on the leafy and highly regarded Smithills Dean Road, this significantly extended semi-detached residence delivers over 1,900 sq ft of immaculately presented, design-led living space. Finished to an exceptional standard throughout, it offers the perfect balance of contemporary style, premium specification, and thoughtful practicality for modern family life.

The ground floor unfolds from a welcoming entrance hall, complete with downstairs WC and separate cloakroom, into a beautifully curated series of living spaces: a substantial front lounge, a secondary lounge, and an outstanding open-plan kitchen and dining area with vaulted ceilings and Velux windows. A dedicated reading nook or homeworking space and a separate utility room complete the ground floor accommodation.

Upstairs, four generously proportioned bedrooms provide excellent flexibility for family living. The master suite is enhanced by a substantial walk-in wardrobe, while the family bathroom showcases a striking four-piece suite finished with high-end fittings and refined detailing.

Beyond the main residence, the rear garden features a brick-built outbuilding – currently utilised as a garden office – offering superb versatility. Ideal as a home gym, creative studio, or for operating a home-based business such as a beauty practice, the space is complete with its own WC and basin, adding further convenience and independence.



## Living Space

The centrepiece of this exceptional home is the open-plan living space to the rear – a stunning extension designed with both lifestyle and light in mind. Vaulted ceilings with remote-controlled Velux windows, combined with expansive bifold doors, bathe the space in natural light and create a seamless connection between indoors and out.

The kitchen is a statement in both design and functionality. Anchored by a substantial island with bar seating, it serves as a natural gathering point where cooking, dining, and conversation effortlessly converge. Extensive storage solutions are integrated throughout, while the premium appliance specification includes a five-zone induction hob with hidden extractor set within the island, two Siemens ovens, a dishwasher, and an inset sink with contemporary tap.

Positioned just off the kitchen, the utility room provides further practicality with plumbing for washer and dryer, along with additional storage to keep everyday life beautifully organised and out of sight, as well as an allocated space for a large freestanding American-style fridge-freezer.

The dining area sits directly in front of the bifold doors, creating a natural flow for entertaining and enhancing the sense of indoor-outdoor living during warmer months. Within this open-plan space is also a secondary lounge which is ideal for relaxed evenings after work and keeping the little ones close while remaining connected to the heart of the home. A dedicated reading nook or homeworking space further enhances the adaptability of this thoughtfully designed layout.

To the front of the property, the principal lounge offers a refined yet welcoming retreat. A large bay window floods the room with light, while a biofuel burner set within the chimney breast – framed by modern timber cladding and complemented by an oak mantel – creates a warm and characterful focal point. Generous in scale yet certainly homely, this is a space equally suited to cosy, quiet evenings or larger family gatherings.

Practicality is seamlessly integrated into the ground floor interior design, with a spacious entrance hall finished to the same high standard as the rest of the home, a downstairs WC tucked beneath the stairs, and a dedicated cloakroom ensuring coats, shoes, and daily essentials remain neatly organised.

The luxury feel of the ground floor is completed with underfloor heating and Karndean flooring with decorative borders throughout, apart from the lounge, which is instead grounded by a thick carpet, enhancing the homely vibe.

## Bedrooms & Bathrooms

Upstairs, the premium specification and interior design continue. High-quality internal doors match those downstairs, while spotlights illuminate the landing and corridor, reinforcing the home's contemporary finish.

The master bedroom is particularly impressive in scale and outlook, with a bay window framing views towards neighbouring woodland. Bespoke fitted furniture including a dressing table with drawers and a fitted headboard enhances both style and storage. This theme continues into the substantial walk-in wardrobe/dressing room, where matching premium fitted cabinetry creates a luxurious and highly functional dressing space.

The remaining three bedrooms are equally well considered, each benefitting from premium-quality fitted furniture in keeping with the home's overall aesthetic. The fourth bedroom is currently arranged as a home office, offering flexibility while retaining its proportions as a single bedroom if required.

The family bathroom is a showcase of quality and craftsmanship. Fully tiled walls and flooring create a sleek, contemporary backdrop, enhanced by a tiled alcove with inset lighting. Villeroy & Boch sanitary ware underlines the stylish specification, while the generous walk-in shower features dual Hansgrohe shower heads – rainfall and standard – delivering a hotel-style experience. A freestanding bath complements the vanity basin perfectly, and a matte black feature towel radiator adds bold contrast to the light grey matt tiled walls.

## Outside Space

Externally, the property offers generous yet low-maintenance outdoor space, perfectly aligned with modern family lifestyles. The attractive frontage is accessed via low brick pillars, opening to a large driveway with artificial lawn and decorative planting adding a touch of easy maintenance greenery. A canopy with tiled floor and oak structure shelters the front door, creating an elegant and welcoming entrance. An EV charger is also installed on the driveway, and side access leads conveniently to the rear.

To the back of the property, a patio immediately outside the bifold doors provides the ideal setting for outdoor dining and entertaining. Beyond this lies a large artificial lawn that enjoys sunlight throughout the day. It is an attractive space for both relaxation and play. There is ample room for al-fresco dining, summer barbeques, and safe enjoyment for children, combining practicality and outdoor lifestyle appeal.

## Garden Studio

The brick-built garden outbuilding significantly enhances the versatility of this already exceptional home. Currently arranged as a home office, it offers great flexibility. It is equally suited to running a business from home, creating a home gym, establishing an art, music or hobby room, or a dedicated wellness or yoga space. Complete with its own WC and basin, it provides a partially self-contained environment that supports modern working and family living requirements.

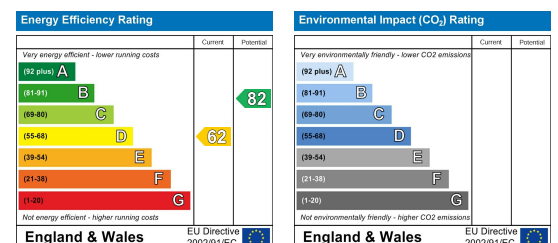
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.  
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk