



RESIDE  
BOLTON



Plot 29 Danner Lane  
Horwich, Bolton, BL6 5PZ

Asking Price £420,000



4 2 1

## Plot 29 Danner Lane

Horwich, Bolton, BL6 5PZ

Spanning an impressive 1,354 square feet, this exquisite four-bedroom home offers a perfect blend of space, style, and sophistication — designed to grow with you shows luxury living.

The ground floor unfolds into a beautifully open-plan living space, where the sleek kitchen and dining area flow effortlessly into a spacious living room, creating an ideal setting for both everyday living and entertaining. A thoughtfully designed 'loutility' — combining a WC and utility room — adds a touch of smart practicality without compromising on elegance.

Floor-to-ceiling triple-glazed windows bathe the home in natural light while maintaining warmth and comfort throughout the seasons. Expansive full-height glass doors open onto a generous private garden, seamlessly blending indoor and outdoor living.

Upstairs, the home features four beautifully proportioned bedrooms, including two doubles and two singles. The luxurious main bedroom is a true retreat, complete with a walk-in dressing room and a stylish en-suite shower room. Completing the experience, the home also benefits from three on-site parking spaces, offering both convenience and peace of mind.

Please note: Images shown are of a show home and are for illustrative purposes only.

### Cynefin, Horwich

Situated in the heart of Horwich, Cynefin offers an exceptional collection of new build homes surrounded by the stunning scenery of the West Pennine Moors. Combining the charm of countryside living with the convenience of nearby towns and cities,



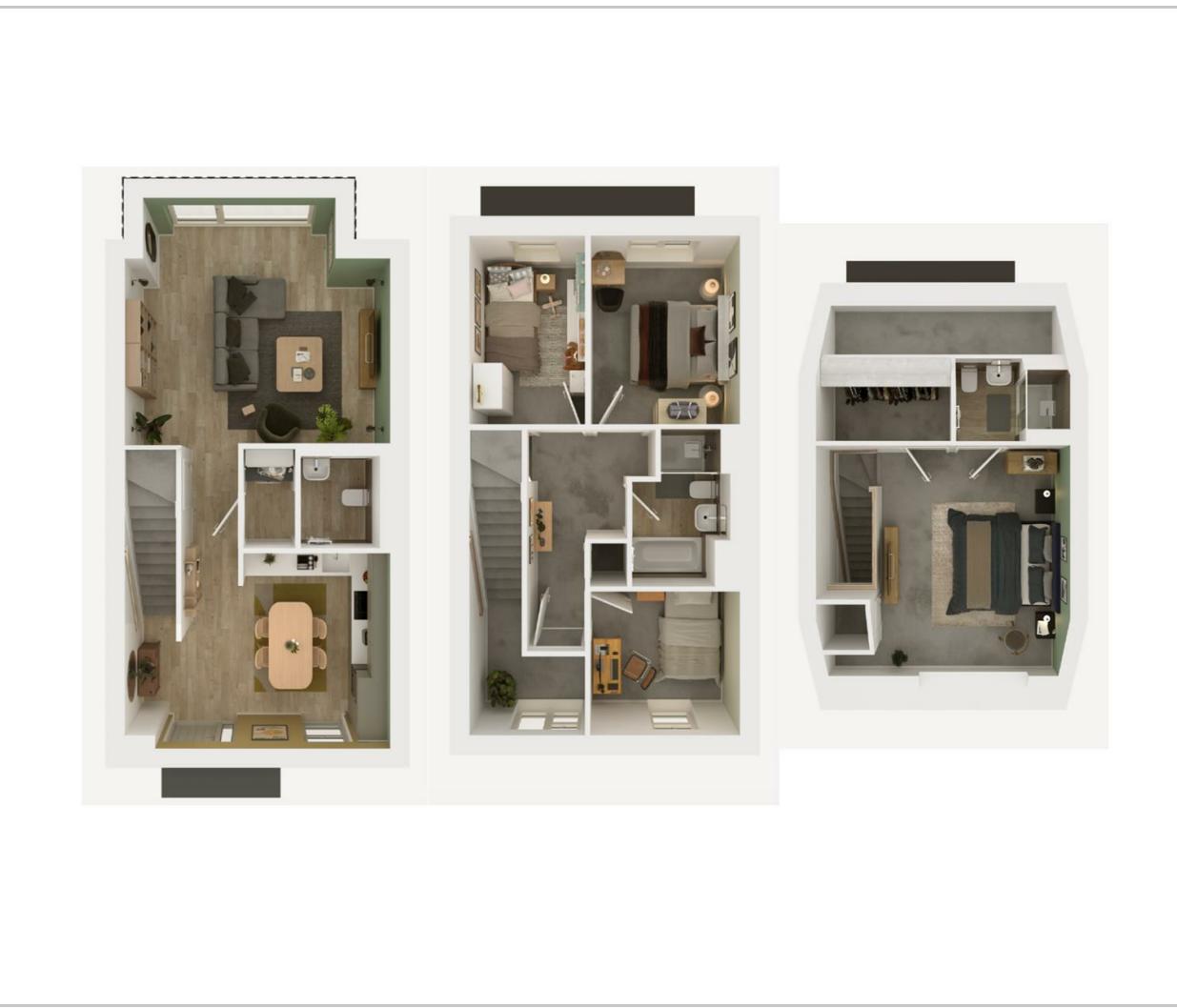


Cynefin is perfectly placed for those seeking a balanced lifestyle.

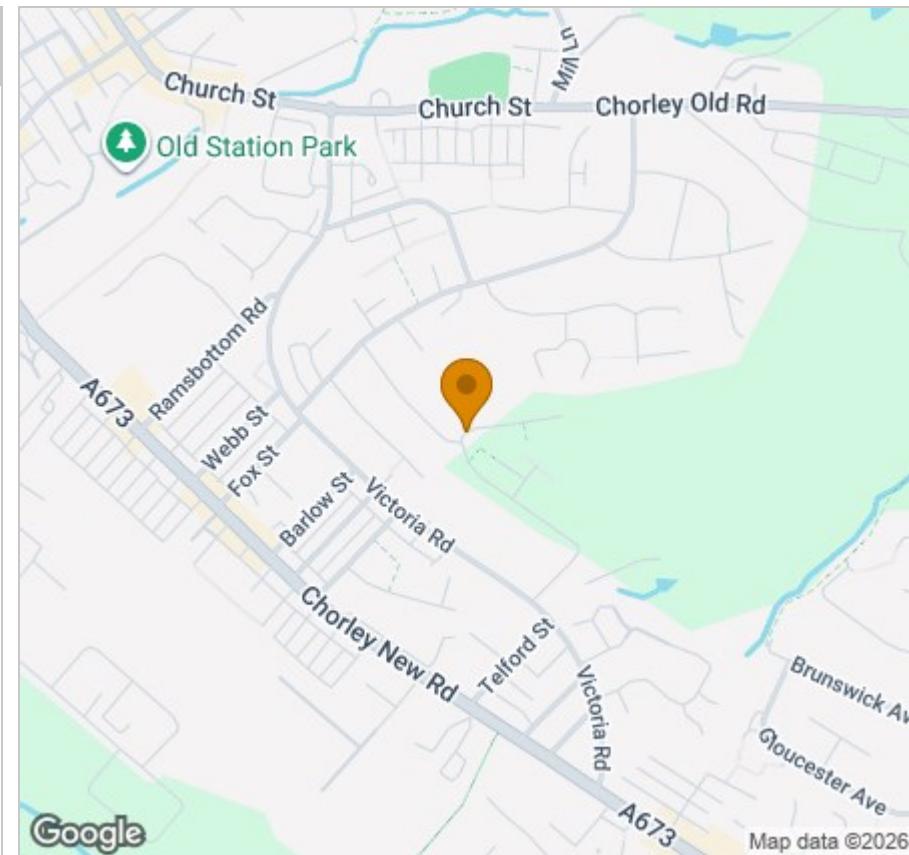
Each of our thoughtfully designed homes features flexible living spaces and generous gardens, ideal for modern family life, entertaining, or simply unwinding. Discover the perfect blend of comfort, style, and location at Cynefin – a place you'll be proud to call home.

- NEW HOMES
- Top floor private main bedroom with ensuite and walk in wardrobe
- Four Generous Bedrooms
- Triple Glazing
- High specification kitchen
- Complete in 30 Days
- Three Parking Spaces
- Move In Ready

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

## Viewing

Please contact our Reside Bolton Office on 0161 808 0408 if you wish to arrange a viewing appointment for this property or require further information.

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