



Independent Estate Agents Cardwells

Est. 1982

www.cardwells.co.uk



BRYONY GARDENS – LOSTOCK – £600,000

An Exceptional Family Home in an Exclusive Gated Setting Tucked away within an intimate gated development. Bryony Gardens is an impressive six-bedroom detached residence offering generous proportions, versatile living accommodation and a wonderful sense of privacy. Designed with modern family life in mind, this substantial home extends over three floors and provides over 2,000 sq ft of beautifully balanced living space in one of Lostock's most desirable residential locations. A spacious reception hall sets the tone for the accommodation, leading to a selection of elegant reception rooms that can be adapted to suit a variety of lifestyles. Whether you're entertaining guests, working from home or simply enjoying family time, the flexible layout offers space for every occasion. The heart of the home is undoubtedly the contemporary kitchen and dining room, where generous work surfaces, integrated appliances and ample storage combine to create a practical yet sociable environment. A separate utility room keeps everyday life effortlessly organised. The first floor offers four well-proportioned double bedrooms, including a guest bedroom with en-suite facilities, alongside a stylish family bathroom. Occupying the upper floor is a luxurious principal suite, providing a peaceful retreat complete with its own en-suite shower room, while the sixth bedroom offers excellent flexibility as a nursery, dressing room, home office or additional guest bedroom. Outside, the property continues to impress. Set behind secure electric gates, the home enjoys mature gardens creating a private and tranquil setting ideal for outdoor entertaining, children's play or simply relaxing throughout the seasons. A substantial driveway provides parking for multiple vehicles and leads to a detached double garage. Located just moments from highly regarded schools, excellent transport links, Lostock railway station and a range of local amenities, this outstanding home perfectly balances peaceful surroundings with everyday convenience. Combining space, privacy and an enviable location, 3 Bryony Gardens represents a superb opportunity to acquire a forever family home of genuine quality.

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

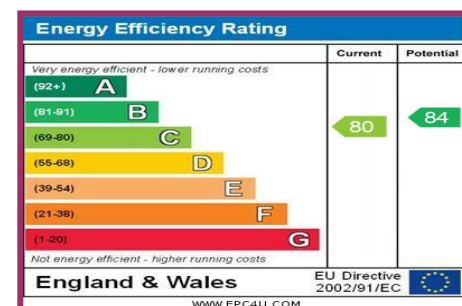
11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow: WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.



ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hall:

Double glazed front door leading to the hallway with tiled flooring, radiator, built in under stairs storage cupboard, coving to the ceiling, spindled staircase leading to the first floor.

Guest WC room:

UPVC frosted double glazed window to the front aspect, Villeroy & Boch close coupled WC and wash hand basin with mixer, tiled floor, radiator.

Sitting Room: 9' 10" x 8' 6" (2.99m x 2.59m)

UPVC double glazed window to the front aspect, radiator.



Dining Room: 11' 10" x 10' 2" (3.60m x 3.10m)

UPVC double glazed French doors to the rear garden aspect, coving to ceiling.

Lounge: 19' 8" x 11' 10" (5.99m x 3.60m)

UPVC double glazed bay window to the front aspect, two radiators, coving to the ceiling.



Open plan kitchen breakfast room:

2 UPVC double glazed windows to the rear garden aspect, range of contemporary fitted wall and base units, with complementary work surfaces and breakfast bar, stainless steel sink unit with mixer tap, built-in oven and microwave, inset four ring gas burner hob, stainless steel extractor canopy above, integrated fridge and freezer, integrated dishwasher two radiators, electric under floor heating, tiled floor, inset spotlights to the ceiling recess display lighting beneath the kitchen units.



Plot Size:

Cardwells Estate Agents Bolton research shows the plot size is approximately 0.13 acres.

Approx Floor Area:

The overall approximate floor area is around six hundred and twenty four square feet / fifty eight square metres.

Tenure:

Cardwells Estate Agents Bolton research shows the property is Leasehold.

Council Tax:

Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

Flood Risk:

Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area:

Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Viewings:

Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Arranging a mortgage:

Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Disclaimer:

This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

Utility Room: 8' 6" x 4' 11" (2.59m x 1.50m)

Double glazed door to the side aspect, fitted base units with a worktop surface and stainless-steel sink unit with mixer tap, tiled floor, radiator.

First Floor Landing:

Radiator, built in airing cupboard, coving to the ceiling.

Bathroom: 8' 6" x 8' 2" (2.59m x 2.49m) Three piece suite comprising panelled bath, wash hand basin and wc. UPVC double glazed window, part tiled walls.

Master Bedroom: 16' 9" x 13' 1" (5.10m x 3.98m) UPVC double glazed window to the front aspect radiator below.



En-Suite: 8' 6" x 7' 10" (2.59m x 2.39m)

UPVC frosted double glazed window to the front aspect, shower cubicle, Villeroy & Boch close couple WC and a wash hand basin with mixer, radiator, part tiling to the walls, built in storage cupboard, extractor fan, inset spotlights to the ceiling.



Bedroom Two: 13' 5" x 11' 2" (4.09m x 3.40m) UPVC double glazed window to the rear aspect, radiator below.

Bedroom Three: 13' 1" x 8' 6" (3.98m x 2.59m) UPVC double glazed window to the front aspect, radiator below.

Bedroom Four: 8' 6" x 7' 7" (2.59m x 2.31m) UPVC double glazed window to the rear aspect, radiator below.



Second Floor Landing:

UPVC double glazed window to the side aspect, double glazed velux skylight window, radiator.

Bedroom/office: 8' 10" x 8' 2" (2.69m x 2.49m)

Double glazed Velux skylight window, radiator, built in eaves/storage cupboard.



Bedroom Five: 18' 8" x 14' 5" (5.69m x 4.39m)

Three double glazed Velux skylight windows, two radiators, dressing area.

En-suite: 6' 7" x 5' 11" (2.01m x 1.80m)

Double glazed Velux skylight window, shower cubicle, Villeroy & Boch close coupled WC, wash hand basin with mixer tap, radiator, part tiling to the wall walls, inset spotlights, extractor fan.



Outside:

There is a delightful open plan lawned areas with feature tree and plant displays. There is an open porch way and a paved pathway, giving access along the side elevation. There is an enclosed garden to the rear which is mostly laid to lawn with paved patio areas and mature trees. Opposite the house, there is a double garage with twin opening doors. The garage benefits from power and light. There is an E.V charger to the side.



