

FOR SALE

33, Kielder Close, Ashton-In-Makerfield, WN4 0JR



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One-of-a-kind five bed detached family home offering 2,645 sq. ft of exceptional living space



- One of Ashton's finest modern family homes
- Prime corner position in peaceful cul-de-sac
- Orangery with glazed roof & bi-fold doors
- Bespoke garden room with pool table & bar
- Five beds including stunning master suite
- Open farmland views
- Outdoor entertaining with hot tub & pergola
- Exceptional 2,645 SQ.FT. of living space

Quite simply, one of Ashton's finest modern family homes - this remarkable property offers everything today's buyers could want from a genuine forever home — and considerably more. Occupying a prime corner position within the highly regarded Kielder Close, this impressive, detached home enjoys an unusually large private plot of approximately one-fifth of an acre, with beautifully landscaped gardens and wonderful open farmland views to the rear.

Offering an exceptional 2,645 sq. ft of accommodation over three floors, the property has been significantly enhanced with a bespoke loft conversion and full-width dormer, creating a spectacular fifth bedroom and one of the finest master suites imaginable. Measuring approximately 405 sq. ft, the suite incorporates a luxury bathroom, walk-in wardrobe and Juliet balcony overlooking the surrounding countryside. The ground floor is perfectly designed for modern family life, with three reception rooms, a stylish kitchen diner with central island and separate utility room. A stunning orangery with glazed roof and bi-fold doors provides an exceptional additional living and entertaining space overlooking the gardens.

Outside, the property really comes into its own. The generous plot has been extensively landscaped to create superb spaces for outdoor living, including a large composite terrace, low-maintenance lawn and impressive covered pergola with hot tub. A bespoke, high-spec garden room with underfloor heating, pool table and bar provides an incredible additional space for entertaining, whilst also offering flexibility as a home office, gym or studio. Parking is equally impressive, with a substantial double driveway to the front leading to a double detached garage, together with additional driveway parking running alongside the house. Combining generous accommodation, exceptional entertaining areas, a remarkable master suite and a private plot with open countryside views, this is a genuine forever family home in a peaceful cul-de-sac setting — and one that is very difficult to replicate.







TOTAL FLOOR AREA : 2645 sq.ft. (245.7 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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WIGAN OFFICE

10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street,
Standish, WN6 OHL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com



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Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.



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