



# Bradshaw Meadows

BRADSHAW

# A Grand Arrival

Tucked away in a quiet cul-de-sac bordering open countryside, ferns and foliage frame the approach to this stunning four-bedroom detached home, set within a spectacular plot that announces itself long before the front door comes into view. A sweeping driveway offers private off-road space for three vehicles, with steps built cleverly into its rise, while a double garage sits neatly within the home itself, offering handsome storage for vehicles and adventurers.





## Light from the First Step

A front porch, once an open entrance now enclosed as part of an extensive renovation, opens the story, its herringbone Karndean flooring and generous space setting a wonderfully modern tone as natural light flows in and bounces from every surface.

Oak doors, fitted throughout the home, lead onward into an entrance hallway where daylight continues to gather.

Immediately to the left, the downstairs cloakroom offers a neutral, homely moment, with a WC and a sink beneath a light-up vanity mirror. There's marble-effect tiling to the walls, complemented by wooden panelling, and illuminated by a tunnel light overhead.



# A Kitchen For Gathering

To the left, the kitchen reveals itself proudly, a bespoke German design installed in 2021 and built around family life. Large, marble-effect porcelain tiling sweeps underfoot, and an island at its heart with abundant preparation space and room for seating creates a homely centre point.

Anthracite units wrap around in an L-shape, flowing past a full-height larder fridge, a NEFF electric oven with its clever hide-and-slide door, a microwave, and a warming tray, before sweeping granite worktops, flecked with sparkle, curve toward a sink beneath a large window. Below, an integrated dishwasher and plentiful storage tuck neatly out of sight, while a wine chiller completes the run and a NEFF induction hob sits ready on the island, beneath a remote-controlled extractor.

The kitchen drifts into a bright seating area, where two skylights and wraparound windows fill the space with sky and garden views alike, as the night draws in, spotlights glow overhead at the touch of a remote. At the end of this space, bifold doors open the whole scene out to the garden beyond.





# Everyday Order

A newly-refurbished utility room continues the flow of the kitchen, its units lining one wall around an inset sink with space beneath for a washing machine and a dryer; there's plenty of worktop space above for chores or extra appliances.

Beyond lies the double garage, complete with an electric insulated roller shutter door, generous wall storage, a loft ladder to further space above, and plenty of room at its centre for a workshop or a vehicle to call home.



# Room To Entertain

Turning back toward the hallway, the dining room embraces the open space with a glass partition that carries daylight through from the window beyond, Karndean flooring continuing underfoot and plenty of space for a formal table, whether for family meals or entertaining friends. Back in the hallway, twin storage cupboards offer their own quiet usefulness, one deep and ideal for coats, the other fitted with shelving for shoes and household essentials.







# Where The Family Gathers

At the end of the hallway, an L-shaped lounge unfolds, its feature wall dressed in acoustic panelling that wraps into the alcoves, an electric fire running along its length to create a warm focal point. There's space here for family seating, with hidden corners perfect for play or quiet reading.

Beyond, the conservatory continues the story with laminate flooring, wraparound windows framing the garden, and a central light with a hidden fan, ideal for summer evenings.



# And So To Bed...

Return to the hallway and follow the oak staircase, built specifically for this home, to the first floor, its glass balustrade catching the light from a landing window, while cream carpet runs soft underfoot.

The first room on the right, bedroom three, is currently styled as a home office, its laminate flooring, feature wallpaper, and acoustic panel wall equally suited to life as a double bedroom, with plenty of natural light streaming through.

Next door, bedroom two offers a full run of mirrored built-in wardrobes, neutral tones, and lovely garden views, ready to become a bedroom or a dressing room depending on what's needed.

Further along the landing, a storage cupboard keeps linens and towels close at hand, central to the buzz of daily life. Loft access sits directly above, while a further cupboard beside the bathroom houses the boiler alongside plentiful additional storage.

Continuing down the landing, bedroom four offers another generous double, complete with floor-to-ceiling high gloss wardrobes, a fitted drawer unit, and a feature sparkle wall.





## A Private Retreat

The principal suite completes the floor, with its own acoustic panel feature wall paired with fitted sliding wardrobes, matching drawers, and bedside tables, and Porcelanosa Spanish ceramic tiled flooring that flows through into the en-suite.

In here, mirrored shower doors, a drench showerhead, an oversized high-gloss sink, a WC, and a chrome heated towel rail complete a beautifully private retreat, with a softly lit mirror adding a final touch of comfort, a detail echoed in each of the home's bathrooms.





## Refresh & Revive

At the end of the landing, the family bathroom offers a shower over the bath, soft grey tiling throughout, an inset vanity unit beside the WC, and a chrome towel radiator, its own lighted mirror bringing the same considered glow throughout the home.

# Garden Oasis

Step down from the kitchen into a garden that feels like a world of its own, beginning with a broad block-paved seating area just beyond the kitchen and conservatory.

A gravel path sweeps beneath apple trees toward a storage shed at the far end, curling around a lawn before opening into a gravelled nook framed by new fencing and an archway, its borders ready to be kept simple or filled anew.

The path continues past mature camellias, which bring the garden into bloom from as early as March, and rhododendrons that carry the colour through summer, past a bench, around a rocky water feature, and down steps back toward the dining room, passing further seating and storage along the way.

Finally, the patio runs alongside the home and opens beneath a pergola strung with lighting, surrounded by planters offering privacy and space for larger trees and shade. Versatile and beautifully secluded, this garden offers room for every hobby, gathering, and quiet moment life might call for.







# Out & About

Tucked away within the sought-after Bradshaw Meadows development, this impressive family home enjoys a wonderful position on the edge of Bradshaw, where generous green spaces and a real sense of community meet the everyday convenience of neighbouring Harwood. With countryside seemingly in every direction, yet schools, shops and transport links close at hand, it is easy to see why this pocket of Bolton remains so popular with families.

For those who love being outdoors, the Kingfisher Trail is close by, providing a scenic route for walking, running and cycling through the local landscape. Follow the trails towards Bradshaw Hall Fisheries and Jumbles Country Park, where woodland paths and reservoir views make for a brilliant weekend escape. From here, more ambitious walkers can continue towards Wayoh and Entwistle reservoirs, while nearby Longsight Park and Bolton Arboretum provide another lovely green space for a leisurely stroll.

Harwood village takes care of everyday life beautifully, with Morrisons, a Post Office, independent butcher, pharmacy, doctors' surgery and a good collection of shops and services. Even closer to home, Café Twelve is just over the road – perfect for morning coffee, breakfast, brunch or an easy catch-up with friends without even needing to take the car. Venture a little further into Harwood and the local food and drink scene continues with popular favourites including Bill & Coo, Nook & Cranny, Crofters and Porters Wine Bar, offering everything from relaxed daytime dining to evening drinks. Nearby Bromley Cross widens the choice further, with popular independents including Provisions and Retreat.

Sport is firmly part of local life. Bradshaw Cricket Club sits at the heart of the community alongside tennis and bowling facilities, while golfers have a choice of courses nearby, including Harwood Golf Club and Turton Golf Club.

Families are particularly well placed for schooling, with St Maxentius CE Primary School, Hardy Mill Primary School and St Brendan's RC Primary School nearby. Older children are well served by Canon Slade School and Turton School, while Bolton School provides a highly regarded independent option within easy reach.

For commuters, Bromley Cross railway station provides convenient services towards Bolton and Manchester, while road connections via the A666 give straightforward access to the M61 and wider motorway network.

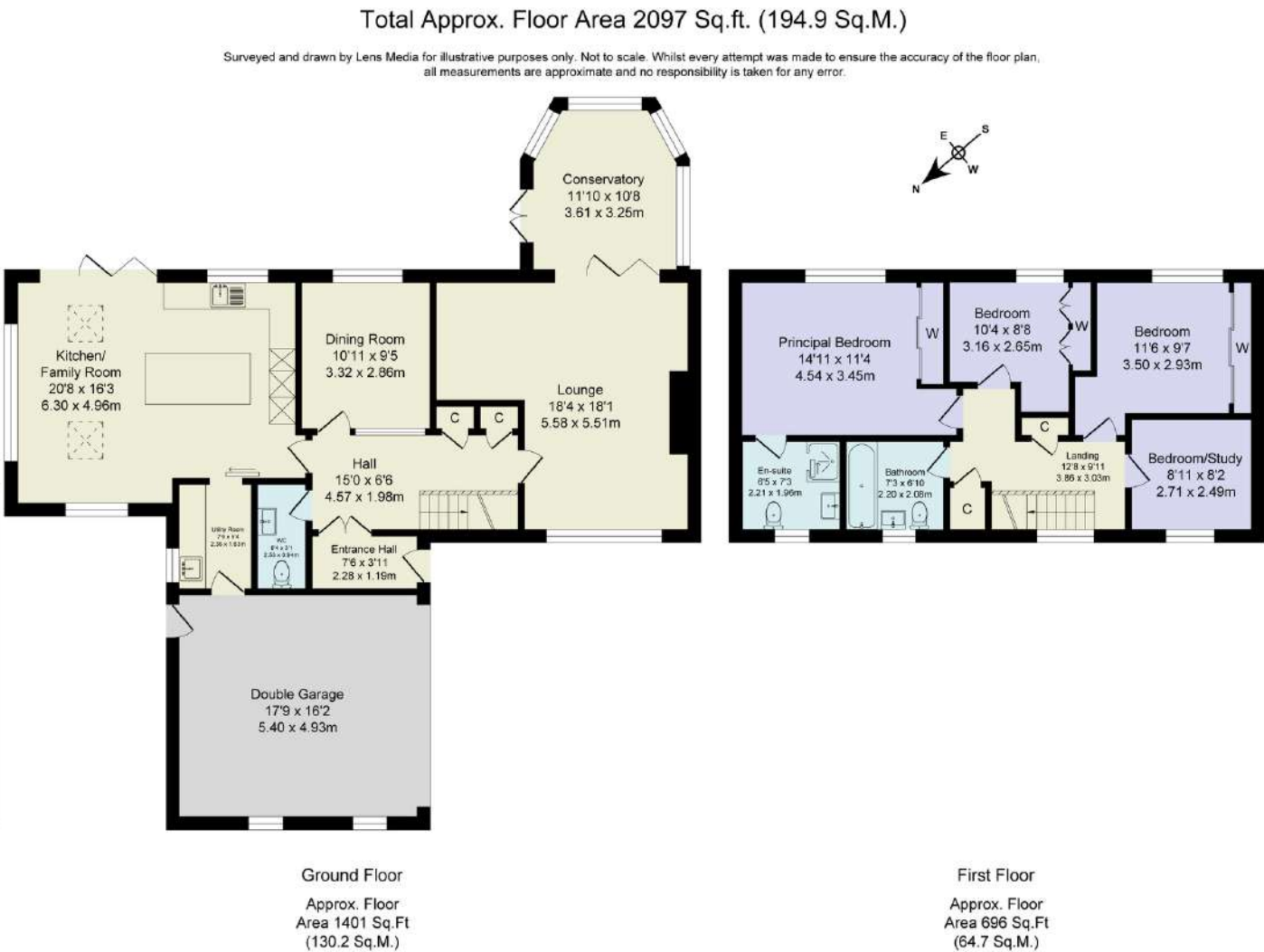
Whether it's an early morning walk along the Kingfisher Trail, cricket on a summer afternoon, brunch in Harwood or a Sunday wander around Jumbles, Bradshaw Meadows offers that increasingly desirable combination of countryside, community and convenience – an excellent setting for family life and a particularly fitting location for a home with so much space to enjoy.



# The Finer Details

- Recently Renovated Four-Bedroom Detached Family Home
- Substantial Plot Within a Quiet Cul-de-Sac, Bordering Open Countryside
- Bespoke German Dining Kitchen, Installed in 2021, Overlooking the Garden
- Spacious L-Shaped Lounge with Feature Acoustic Panelling & Feature Fire
- Principal Bedroom with Fitted Furniture & Stylish En-Suite Shower Room
- Beautifully Secluded Garden with Lawns, Mature Planting, Seating Areas, Pergola & Water Feature
- Sweeping Driveway Providing Private Parking for Three Vehicles Plus Integral Double Garage
- Excellent Location Close to Countryside, Local Amenities, Schools & Transport Links
- Bolton Council Tax Band E
- Freehold

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



# WAINWRIGHTS

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