

## **DRAFT**

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

### **3 Sedgefield Drive, Bolton, BL1 6ND**

**Welcome to 3 Sedgefield Drive...**An extensively extended detached four bedroom detached home, perfectly suited to family living, situated close to all local amenities. Briefly comprising an entrance hall, versatile office, lounge, kitchen-diner, sitting room, utility room, downstairs WC, downstairs shower room, four spacious bedrooms and a stylish four-piece bathroom. Externally, the property benefits from both front and rear gardens, a garage and a driveway for convenient parking.

#### **Step Inside...**

Step into the welcoming entrance hallway and kick off your shoes. To the left is a versatile second reception room, currently used as a home office but equally suited as a snug, playroom, home gym or even an additional bedroom to suit your needs. Continue through to the lounge, where a beautiful bay window fills the room with natural light, while the feature fireplace with a gas fire creates a warm and inviting space to relax on cosy evenings. Positioned at the end of the hallway is the spacious kitchen and dining area. The dining space comfortably accommodates a family-sized table, with patio doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. The kitchen is fitted with a range of wooden wall and base units and benefits from integrated appliances including a stainless steel sink, gas hob with extractor hood, oven and grill, along with space for a dishwasher. An open archway leads through to the impressive sitting room, flooded with natural light via bi-folding doors that open onto the rear garden, this wonderful space provides the perfect setting for modern open-plan living, whether relaxing with family or entertaining guests. A door from the family room leads to a practical utility room, offering space for a fridge freezer, washing machine and tumble dryer. From here, you'll find a ground floor shower room, fitted with an enclosed shower, WC, vanity wash basin and a chrome heated towel rail. Completing the ground floor is a separate WC, adding further convenience.

#### **Bedtime and baths...**

The first-floor landing provides access to four well-proportioned bedrooms and a modern four-piece family bathroom. Positioned to the front of the property, the spacious master bedroom enjoys views over the front garden and benefits from a range of fitted furniture, providing excellent storage. Bedrooms two and three are both generous double rooms, each with fitted wardrobes, while bedroom four is also a well-proportioned room, enjoying leafy views over the rear garden. Completing the first floor is the recently fitted family bathroom, comprising a bath, separate enclosed shower, WC with concealed cistern, vanity wash basin and a heated towel rail.

### **Outside Oasis...**

The rear garden offers a peaceful retreat and a perfect outdoor space for relaxing and entertaining. An Indian stone patio provides an ideal seating area for outdoor furniture, while the well-maintained lawn is bordered by established planting, offering plenty of space for gardening. A charming pond creates a wonderful sense of tranquility and attracts wildlife, enhancing the garden's appeal. To the front of the property there is a maintained lawn, a driveway providing off-road parking and a garage.

### **Out And About...**

Positioned in a quiet Cul-de-sac location handy for all the local amenities, Thornleigh High School and Moss Bank Park just a short walk away; Bolton School is within easy access. With the M61 nearby, this property makes an ideal choice for the modern-day family and those needing to commute.

**£440,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**

454 Darwen Road Bromley Cross Bolton



**WILLIAM  
THOMAS**  
SALES & LETTINGS

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- An Extensively Extended Detached Family Home
- Three Reception Rooms
- Kitchen-Diner
- Utility Room
- Downstairs WC And Shower Room
- Four Well-Proportioned Bedrooms
- Four-Piece Bathroom
- Front And Rear Gardens
- Garage And Driveway
- Close To All Local Amenities

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## Front Elevations



## Entrance Hallway



## Office



## Lounge



## Kitchen-Diner



**Feature Photo**



**Sitting Room**



**Utility Room**



### Shower Room



### Downstairs WC



### First Floor Landing



### Master Bedroom



### Bedroom Two



### Bedroom Three



### Bedroom Four



### Family Bathroom



## Rear Garden



## Feature Photo



### Front Garden



### Agents Notes

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