



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | 83 | |
| (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 | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Kentfield Drive, Bolton, BL1 8FX

Offers Over £380,000

GORGEOUS FOUR BEDROOM DETACHED FAMILY HOME!

Located in the desirable area of Kentfield Drive, Bolton, this splendid four-bedroom detached family home offers an ideal blend of comfort and modern living. With a large rear garden, this property is perfect for families seeking outdoor space for children to play or for hosting gatherings with friends and family.

As you approach the house, you will appreciate the convenience of a driveway that accommodates multiple vehicles, along with an integral garage that has potential plumbing for a washing machine and lighting, adding to the practicality of the home. Upon entering, you are welcomed by a stunning lounge adorned with tasteful neutral decor, creating a warm and inviting atmosphere. The double doors lead you into a contemporary kitchen and dining area, which is perfect for family meals and entertaining. Additionally, a separate utility room with French doors opens up to the lovely garden, enhancing the indoor-outdoor flow.

The property boasts three generously sized double bedrooms, alongside a spacious single master bedroom that features an en suite shower room, ensuring comfort and privacy for the whole family. A well-appointed family bathroom completes the upper floor, providing ample facilities for daily routines.

Having been fully renovated, this home is ready for you to move in without the need for any immediate work. Its location is particularly advantageous, being close to local amenities, parks, and motorway links, making it an excellent choice for those who value convenience and accessibility.

In summary, this fantastic family home on Kentfield Drive is a rare find, combining modern features with a welcoming atmosphere, making it the perfect place to create lasting memories.

Kentfield Drive, Bolton, BL1 8FX

Offers Over £380,000

 4  2  1  B

- Stunning Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking
- EPC Rating B
- Four Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Two Bathrooms
- Spacious Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall

11'8 x 3'1 (3.56m x 0.94m)

Composite double glazed frosted front door, central heating radiator, wood effect laminate flooring, doors leading to WC, reception room, garage and stairs to first floor.

WC

5'6 x 2'4 (1.68m x 0.71m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, spotlights, partially tiled elevations and wood effect laminate flooring.

Reception Room

14'7 x 11'7 (4.45m x 3.53m)

UPVC double glazed window, central heating radiator, pendant lighting, spotlights, television point, wood effect laminate flooring and double doors to kitchen/dining area.

Kitchen/Dining Area

22'6 x 10'0 (6.86m x 3.05m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect work surfaces and upstands, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise Zanussi oven, four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, spotlights, wood effect laminate flooring, under stairs storage, door to utility and UPVC double glazed French doors to rear.

Utility

7'9 x 5'9 (2.36m x 1.75m)

Central heating radiator, range of high gloss wall and base units with wood effect work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, spotlights, extractor fan, wood effect laminate flooring and composite double glazed frosted door to rear.

Garage

17'4 x 7'10 (5.28m x 2.39m)

Power, lighting and up and over garage door.

First Floor

Landing

10'0 x 5'9 (3.05m x 1.75m)

Central heating radiator, spotlights, smoke detector, access to fully boarded loft, doors leading to four bedrooms and family bathroom.

Bedroom One

13'10 x 11'9 (4.22m x 3.58m)

UPVC double glazed window, central heating radiator, spotlights, pendant lighting, fitted wardrobes, wood effect laminate flooring and door to en suite.

En Suite

6'11 x 6'10 (2.11m x 2.08m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, spotlights, extractor fan, tiled elevations and tiled flooring.

Bedroom Two

12'2 x 8'1 (3.71m x 2.46m)

UPVC double glazed window, central heating radiator, spotlights, fitted wardrobe, over stairs storage and wood effect laminate flooring.

Bedroom Three

10'7 x 7'9 (3.23m x 2.36m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Four

10'7 x 7'6 (3.23m x 2.29m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

7'5 x 6'8 (2.26m x 2.03m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, extractor fan, tiled elevations and tiled flooring.

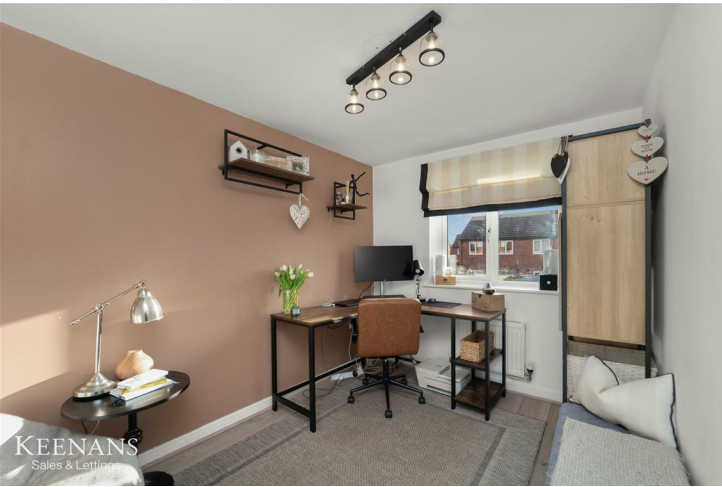
External

Rear

Enclosed garden with laid to lawn, paved patio, stone chippings and bedding.

Front

Laid to lawn, tarmac driveway and access to garage.



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