

Green Gables

Westhoughton

Miller Metcalfe
PRESTIGE
SINCE 1891

Green Gables – An Exceptional Detached Family Home

Welcome to Green Gables, an exclusive haven nestled within a peaceful and desirable location on the outskirts of Westhoughton. Tucked away from the hustle and bustle of everyday life, this exceptional detached home offers an enviable combination of privacy, tranquillity, luxury and contemporary living.

Situated behind secure electric gates, Green Gables forms part of an exclusive development of just three individually designed detached homes, each thoughtfully crafted and finished to an exceptional standard.

This particular home has been further enhanced by a wealth of carefully considered upgrades and luxurious additions, creating a truly impressive home ready to enjoy.

The impressive kitchen/diner/family room provides the perfect heart of the home, combining style, practicality and space for everyday family life and entertaining. The contemporary kitchen By Stuart Frazer is complemented by a range of integrated appliances, including an oven, microwave, vented hob, dishwasher, fridge/freezer and Quooker boiling water tap. The family area features a bespoke built-in media wall, while the dining space benefits from attractive bench seating and a dining table. The adjoining lounge has been thoughtfully designed with a striking sunken ceiling and a selection of different lighting settings, allowing the atmosphere to be tailored to any occasion.

Throughout the property, the radiators have been upgraded, adding further quality to the home's already impressive specification.

The impressive master suite offers a true sense of luxury, featuring a beautifully furnished bedroom with a super king-size bed incorporating a rising television, elegant bedside tables and stylish wall décor. Leading off the bedroom is a fully fitted dressing room with an extensive range of hanging space, shelving and drawers, finished with a luxurious marble worktop. The stunning en-suite boasts Villeroy & Boch sanitary ware, a double vanity, freestanding bath, separate shower and WC, complemented by full tiling and underfloor heating. Sliding patio doors provide direct access to a private balcony, overlooking the landscaped rear garden and open surroundings beyond, creating the perfect place to relax and unwind.

The fully landscaped rear garden is a particular highlight of this property and has been thoughtfully raised to create a flatter, more practical and usable outdoor space.

The garden has been finished to an excellent standard, featuring beautifully laid lawn areas, a resin pathway, an Indian stone patio and carefully positioned planters. The entire garden is illuminated with external lighting, creating a stunning atmosphere during the evening.

A large wooden pergola provides an impressive outdoor entertaining and relaxation space, incorporating gym equipment alongside a fantastic selection of luxury lifestyle features, including a hot tub, sauna and ice bath. Further benefits include a sunken trampoline, making this an ideal space for both family enjoyment and relaxation.

The combination of landscaping, lighting and outdoor amenities creates a private garden retreat that can be enjoyed throughout the year.







The Location

The bustling and well-appointed town of Westhoughton offers a wonderful blend of history, character, connectivity and convenience. The town centre provides a variety of high street and independent shops, alongside an excellent selection of pubs, bars and restaurants.

Green Gables enjoys a desirable position on the outskirts of the town, approximately one mile from the centre, with open countryside right on the doorstep. For commuters, two local railway stations provide convenient connections to Bolton, Wigan and Manchester city centre.

Families are also well catered for, with a selection of schooling options nearby. Primary schools include The Gates Primary School and Nursery, Sacred Heart Primary School and St Bartholomew's C of E Primary School. Secondary education is available at Westhoughton High School.

For those considering private education, Clevelands Preparatory School, catering for children aged six months to 11 years, is approximately a 15-minute drive away, alongside the renowned Bolton School, offering education from 0–18 years.

Kitchen/Diner/Family room & Lounge

The impressive kitchen/diner/family room provides the perfect heart of the home, combining style, practicality and space for everyday family life and entertaining. The contemporary kitchen offers a choice of colours and work surfaces from Stuart Frazer, complemented by a range of integrated appliances, including an oven, microwave, vented hob, dishwasher, fridge/freezer and Quooker boiling water tap. The family area features a bespoke built-in media wall, while the dining space benefits from attractive bench seating and a dining table. Two sets of sliding patio doors provide direct access onto the beautifully landscaped rear garden, creating a wonderful connection between indoor and outdoor living and allowing natural light to flood the space. The separate lounge has been thoughtfully designed with a striking sunken ceiling and a selection of different lighting settings, allowing the atmosphere to be tailored to any occasion, whether relaxing with family or entertaining guests.









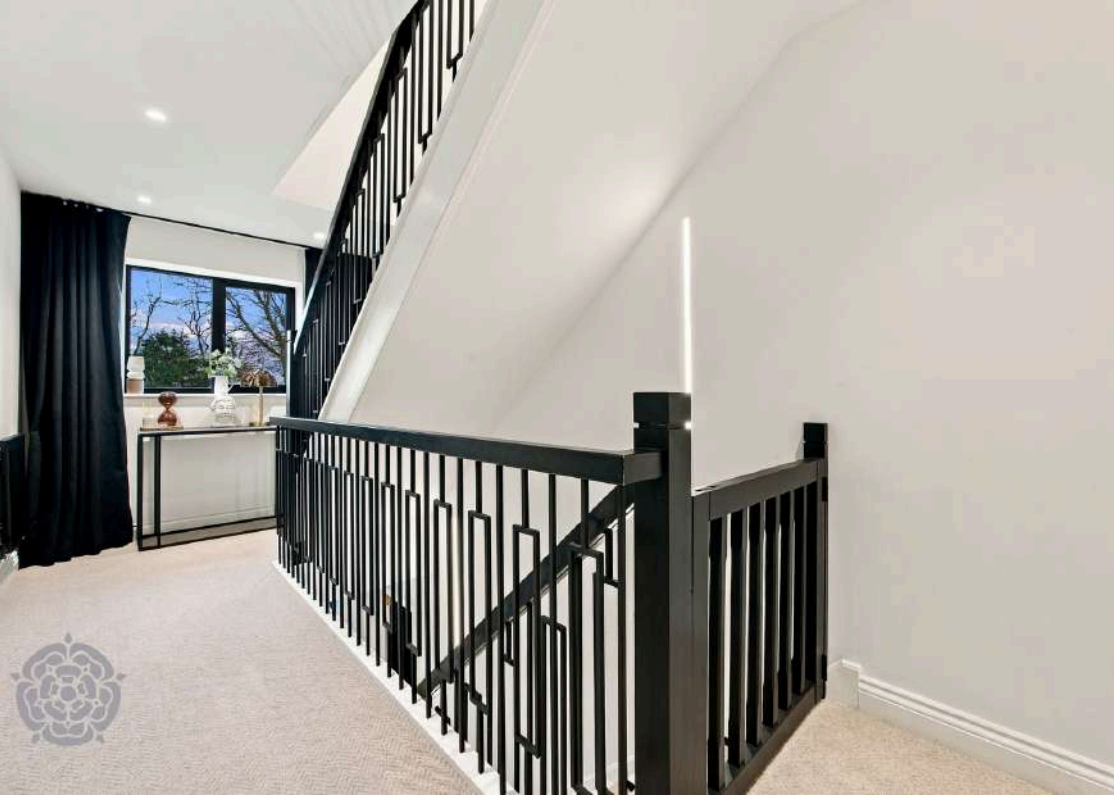












Master Bedroom

The impressive master suite has been thoughtfully designed to provide a true sense of luxury, comfort and indulgence, creating a private haven away from the rest of the home. The beautifully appointed bedroom has been furnished with a large super king-size bed, complete with an innovative television that rises from the foot of the bed at the touch of a button. Complemented by elegant bedside tables and stylish wall décor, the room offers a sophisticated and relaxing retreat. Leading directly from the bedroom is a fully fitted dressing room, thoughtfully designed with an extensive range of hanging rails, shelving and drawers, all beautifully finished with a luxurious marble-effect worktop. The suite is further complemented by an exceptional en-suite bathroom, finished with contemporary Villeroy & Boch sanitary ware and an impressive specification. Features include a double vanity with twin sinks, a freestanding bath, separate shower enclosure and WC. The entire space is fully tiled.











Additional Bedrooms

The property offers four further generously proportioned bedrooms, each individually designed to provide comfortable and stylish accommodation. All four bedrooms benefit from their own contemporary three-piece en-suite bathrooms, finished to a high standard and offering excellent privacy and convenience for family members and guests alike. With different outlooks and aspects, each room enjoys its own individual feel. The two bedrooms situated on the second floor are further enhanced by walk-in wardrobes, complete with fitted hanging rails, providing excellent additional storage and creating a practical yet luxurious dressing space. Together, these additional bedrooms offer exceptional flexibility, making the home perfectly suited to modern family living, visiting guests or those requiring dedicated additional space.

Bathroom & En-Suites

Featuring Villeroy & Boch sanitaryware, fully tiled walls and floors, underfloor heating, a heated towel rail and an LED mirror with integrated Bluetooth speaker.

























External

Electric Gates to the Front of The Site with Secure Keypad and Access Via Mobile Phone.





Heating

Heat Source Air Pump Underfloor heating to the ground floor & Radiators to the 1st and 2nd floors Underfloor Heating to all Bathrooms, En-suites & Cloakrooms. Throughout the property, the radiators have been upgraded, adding further quality to the home's already impressive specification.

Internal fixtures and fittings

The property benefits from a Sonos sound system, controllable Rako lighting to the kitchen, dining area and lounge, TV points and aerials in every room, black BG Nexus sockets and switches, mains-powered smoke and heat detectors, stylish black Mexicana pre-finished internal doors, OG moulded skirting boards and architraves, a bespoke wooden staircase with black metal spindles, bespoke fitted safety gates to all staircases. a wired alarm system and Hikvision CCTV, accessible via a mobile app.

Warranty

Covered by the NHBC Buildmark with over 8 years remaining

Tenure

Freehold

Council Tax

Local Authority - Bolton
Council Tax Band - G
Annual Council Tax - £3,987.20







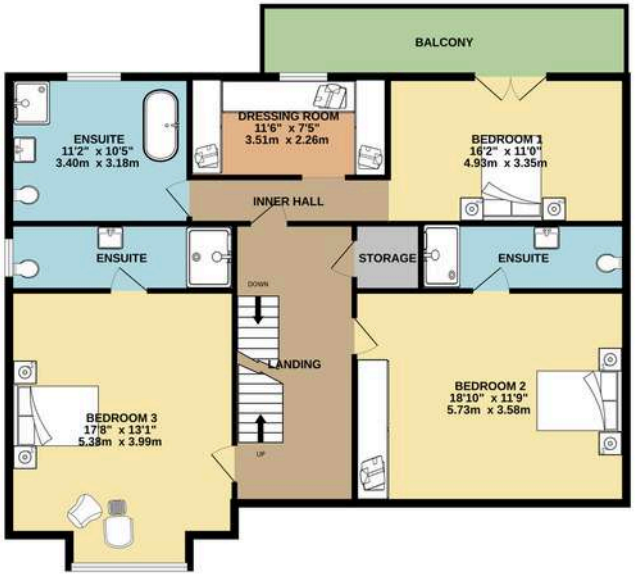




GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 3435sq.ft. (319.1 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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2-10 Bradshawgate, Bolton
T: 01204 535353
E: bolton@millermetcalfe.co.uk

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