Claves.



Dales Brow

Sharples, BL1 7RU

Offers over £390,000

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Situated at the head of a quiet cul-de-sac just off Thornham Drive in the ever-popular Sharples area of Bolton, this beautifully modernised four-bedroom detached home offers stylish contemporary living combined with exceptional outdoor entertaining space.

The current owners have transformed the property to create a superb open-plan kitchen and dining space that forms the heart of the home, complemented by a spacious lounge featuring a striking bespoke media wall. Throughout, the property has been tastefully updated with modern décor, quality fittings and a neutral colour palette, making it ready for immediate occupation.

Externally, the property continues to impress with generous driveway parking to both the front and side, while the landscaped rear garden has been thoughtfully designed to provide the perfect family and entertaining environment. Artificial lawns, timber decking, fitted seating, an outdoor bar and a versatile covered entertaining space combine to create a garden that can be enjoyed throughout the year.







Living Quarters

A welcoming entrance hall immediately sets the tone for the quality found throughout the home, finished with contemporary tiled flooring and providing access to the principal living accommodation, downstairs WC and staircase to the first floor.

Positioned to the front of the property is the impressive lounge, a generous reception room featuring a stunning bespoke timber slatted media wall creating a real focal point whilst providing an ideal space for relaxing or entertaining.

To the rear, the property opens into an exceptional open-plan kitchen and dining room, undoubtedly the heart of the home. Beautifully appointed with an extensive range of sleek contemporary cabinetry, integrated Siemens & Caple appliances including twin ovens, microwave combi oven & coffee machine, fridge, freezer & dishwasher, generous work surfaces and a large central island with breakfast bar seating and integrated wine cooler, this superb space is perfectly designed for modern family life. French doors open directly onto the rear decking, effortlessly connecting the indoor and outdoor living spaces, making it ideal for entertaining during the warmer months.

Completing the ground floor is a modern two-piece cloakroom/WC together with useful under-stairs storage.

Sleeping Quarters

The first floor offers four well-proportioned bedrooms, perfectly suited to modern family living.

The principal bedroom is a spacious double room with ample space for fitted furniture, whilst the remaining three bedrooms offer excellent versatility, comfortably accommodating children, guests or those working from home.

Serving the bedrooms is a beautifully refitted contemporary family bathroom, stylishly finished with marble-effect wall panelling and comprising a modern three-piece suite incorporating a bath with shower over, vanity wash basin and concealed cistern WC.

Fantastic Garden & More

The property occupies an enviable position at the head of a peaceful cul-de-sac with an attractive low-maintenance frontage providing extensive gravelled off-road parking for multiple vehicles, extending to both the front and side of the property.

To the rear lies a superb family garden which has been thoughtfully landscaped for both practicality and entertaining. A timber deck provides the ideal seating and dining area overlooking the generous artificial lawn, offering year-round usability with minimal maintenance.

One of the standout features is the excellent outdoor entertaining area incorporating a bespoke timber bar together with an adjoining covered open building which offers enormous versatility. Whether utilised as a games room, outdoor lounge, gym, children's play area or entertaining pavilion, this fantastic space provides year-round enjoyment and significantly enhances the lifestyle appeal of the property.

Fully enclosed and ideal for families with children or pets, the rear garden offers an outstanding outdoor environment rarely found with homes of this style.

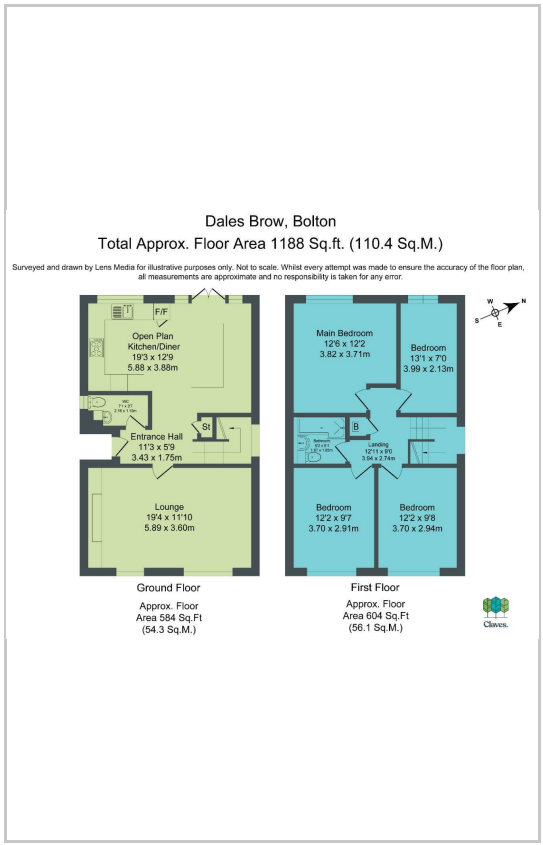
Location

Sharples is renowned for its excellent schools, family-friendly surroundings and convenient access to both Bolton town centre and the surrounding countryside. Offering a peaceful setting whilst remaining close to everyday amenities, supermarkets, restaurants, leisure facilities and excellent transport links. The nearby countryside provides an abundance of scenic walks and outdoor recreation, making this a superb location for families seeking both convenience and lifestyle.

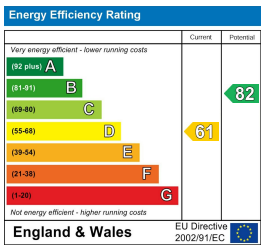
Area Map

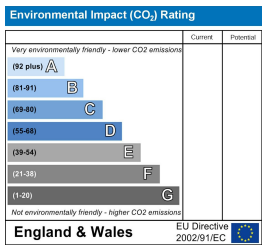


Floor Plans



Energy Efficiency Graph





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