



Thornham Drive

Bolton, BL17RE

Offers over £325,000



Occupying an enviable position at Sharples, this spacious detached true bungalow sits on a remarkably generous plot with extensive gardens to both the front and rear, offering an excellent opportunity for a range of buyers seeking single-storey living in a highly convenient location.

The property is offered to the market with no onward chain and provides well-proportioned accommodation extending to approximately 1,400 sq.ft. Internally, the accommodation comprises a welcoming entrance hall, a spacious dual-aspect open plan lounge - dining room, a modern fitted kitchen, three bedrooms, a contemporary shower room and a substantial conservatory overlooking the rear garden.

The impressive conservatory provides additional reception space and enjoys delightful views across the beautifully maintained rear garden, creating an ideal setting for entertaining, relaxing or family gatherings throughout the year.

Externally, the property truly excels. To the front is a large lawned garden alongside a lengthy driveway providing ample off-road parking and access to the substantial garage/workshop/Utility Area. To the rear,



The Accommodation

The accommodation is thoughtfully arranged across a single level and briefly comprises an entrance hall providing access to all principal rooms. To the front of the property is a spacious and light-filled open plan lounge - dining room, offering ample space for both lounge and dining furniture.

The modern fitted kitchen is finished with a range of contemporary wall and base units, complementary work surfaces and integrated appliances, creating a practical and attractive space for everyday living.

There are three bedrooms, including a generous principal bedroom overlooking the rear garden through the conservatory, a further double bedroom and a versatile third bedroom which could also be utilised as a home office or hobby room. The accommodation is served by a stylish, recently updated shower room fitted with a modern three-piece suite.

To the rear of the property, a substantial conservatory (accessed via bedroom two) extends across much of the bungalow and provides an excellent additional reception area, enjoying pleasant views over the gardens and offering direct access to the outside space. Completing the accommodation is a large attached garage / Utility area providing excellent storage, workshop potential or secure parking accessed via both an electric shutter door and internal door from the conservatory.

Outside Space & Gardens

Externally, the property occupies an exceptionally generous plot, with beautifully maintained gardens extending to both the front and rear, offering a wonderful sense of space and privacy.

To the front, a large lawned garden creates an attractive approach to the property, whilst a lengthy driveway provides ample off-road parking for multiple vehicles and leads to the substantial attached garage. Mature planting and well-kept borders further enhance the property's kerb appeal.

The rear garden is undoubtedly one of the property's most impressive features. Extending to a considerable length, it is predominantly laid to lawn and enclosed by mature hedging, established trees and well-stocked borders, creating a private and peaceful outdoor setting. The garden offers plenty of space for entertaining, family activities, gardening enthusiasts or simply enjoying the surrounding greenery.

A paved seating area adjacent to the conservatory provides the perfect spot for outdoor dining and relaxation, whilst the expansive lawn and mature landscaping combine to create a truly exceptional garden rarely found with properties of this type and location.

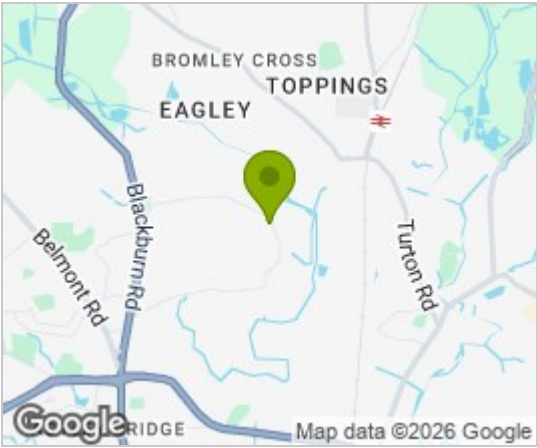
Specifics

Council Tax Band - D

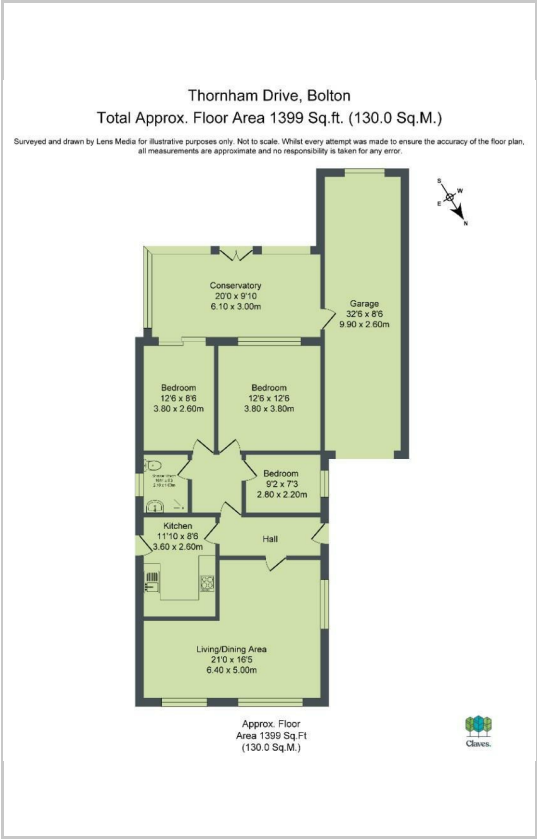
Tenure - leasehold

we are advised that the length of lease is 800 years which commenced in 1972

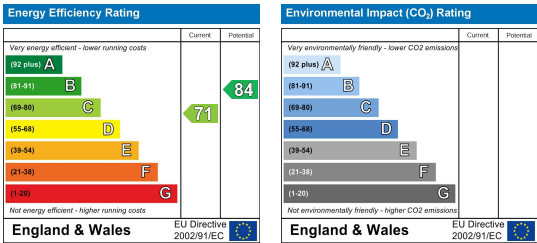
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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