

Slades Road, Bolster Moor, HD7 4JR

£975,000

Edkins & Holmes
ESTATE AGENTS

An exceptional newly built five-bedroom detached home enjoying an elevated position on Slades Road, Bolster Moor, finished to an impressive specification throughout with far-reaching views across the surrounding valley.

The property opens into a grand entrance hall where a striking oak and glass staircase sets the tone for the quality found throughout. The ground floor features a superb dining kitchen with lantern roof, creating a bright and sociable space for family life and entertaining. Also on this level are a utility room, cloakroom/WC and generous guest bedroom with en-suite, together with internal access to the integral double garage.

Thoughtfully positioned on the first floor to take full advantage of the elevated setting is the impressive lounge, with bi-fold doors opening onto a balcony enjoying the outstanding valley views. Cleverly designed fitted cupboards incorporate a coffee station and concealed bar area with fridge and shelving.

The principal bedroom suite is also on the first floor and includes a dressing room and luxurious en-suite bathroom. A further double bedroom and beautifully appointed house bathroom complete this level.

To the second floor are two further well-proportioned bedrooms and a contemporary shower room, providing excellent flexibility for family, guests or home working.

Externally, extensive gated parking complements the integral double garage with EV charging point, while the rear features a low-maintenance garden and generous patio.







Ground Floor:

Grand Entrance Hall
Oak, glass and steel staircase. Bespoke Aluminium front door.

Cloakroom
Vanity unit with sink. Low flush W.C. Marble effect tiles. Towel radiator. Extractor fan.

Guest Bedroom / Bedroom Two 17'7" max x 13'3" (5.370 max x 4.051)
Aluminium double glazed French doors.

En-Suite
Vanity wash hand basin. Low flush W.C. Double shower cubicle. Marble effect tiles. UPVC double glazed window to side elevation.

Living Dining Kitchen 33'11" x 16'3" (10.357 x 4.954)
Fitted kitchen with Neff appliances. Wall and base units. Stainless steel one and a half bowl undercounter sink. Boiling water tap. Electric eye level oven. Induction hob. Designer cooker hood. Integrated microwave. Integrated dishwasher. Integrated fridge. integrated wine cooler. Lantern roof. Two UPVC double glazed windows to side elevation. Four pane, aluminium, double glazed Bi-fold doors to rear elevation. Three pane aluminium, double glazed window to side elevation.

Utility Room 6'10" x 8'5" (2.089 x 2.568)
Wall and base units. Stainless steel sink. Integrated freezer. Plumbing for washing machine. Door to integral garage. UPVC double glazed window to side elevation.

First Floor:

Lounge 18'1" x 20'0" (5.530 x 6.113)
Vaulted ceiling. Two designer radiators. Concealed Barista unit housing integrated coffee machine, sink and cupboard. Concealed bar unit housing fridge and shelving.

Balcony
Glass balustrade with far reaching views.

Landing
Stairs from Entrance Hall. Stairs to Second Floor. Designer radiator.

Master Bedroom 12'10" x 16'3" (3.919 x 4.959)
Designer radiator. UPVC double glazed window to rear elevation.

Dressing Area 9'0" x 9'9" (2.744 x 2.996)
Radiator.

En-Suite
Wash hand basin. Low flush W.C. Shower cubicle. Marble effect tiles. Towel radiator. Extractor fan. UPVC double glazed window to side elevation.

Bedroom Three 9'10" x 13'3" (3.021 x 4.047)
Designer radiator. UPVC double glazed window to rear elevation.

Bathroom
Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Marble effect tiles. Towel radiator. Extractor fan. UPVC double glazed window to side elevation.

Second Floor:

Landing
Useful storage cupboard with power and lighting. Designer radiator. Remote Velux.

Bedroom Four 17'8" x 16'4" (5.405 x 4.991)
Designer radiator. Two remote Velux. Two skylights. UPVC double glazed window to side elevation.

Bedroom Five 12'1" x 13'3" (3.687 x 4.057)
Designer radiator. Skylight. UPVC double glazed window to side elevation.

Bathroom
Wash hand basin. Low flush W.C. Shower cubicle. Towel radiator. Marble effect tiles. Skylight. UPVC double glazed window to side elevation.

Garage 19'3" x 19'4" (5.889 x 5.901)
Electric doors. Power. Light. Hot water tank. Underfloor heating manifold. Composite door to side. UPVC double glazed window to side elevation.

Rear Garden
Low maintenance, large patio area with Slate tiling and landscaped borders. Remote control outdoor lighting.

Parking
Electric gated driveway with parking for multiple vehicles.

Other Information
Designer light fitting throughout (included).

Council Tax Band
tbc

Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
struck.tested.soap

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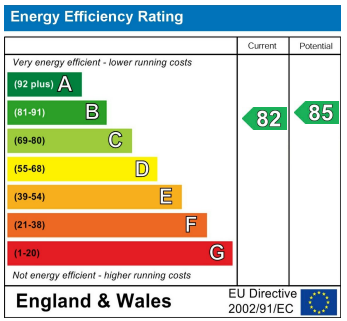

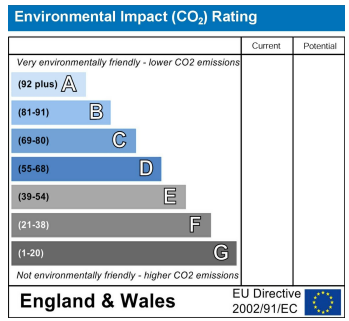















All measurements are approximate and for display purposes only

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