

RESIDE
BOLTON

# Plot 111 Cynefin Danner Lane

Horwich, Bolton, BL6 5PZ

**Asking Price £725,000**

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# Plot 111 Cynefin Danner Lane

Horwich, Bolton, BL6 5PZ

5% DEPOSIT CONTRIBUTION AVAILABLE

Offering an impressive 2,205 sq. ft. of living space, this exceptional six-bedroom new-build home has been thoughtfully designed for modern, multi-generational living.

A standout feature is the self-contained bungalow, complete with its own private front and rear entrances, kitchen, living room, bathroom and double bedroom. Ideal for elderly relatives, adult children or extended family, it offers the perfect balance of independent living and staying connected.

As multi-generational living becomes increasingly popular, this unique home provides a practical solution for families looking to live together while maintaining their own space and privacy. Whether accommodating loved ones or planning for the future, the flexibility on offer makes this a truly special property.

Designed by Northstone, this innovative home combines contemporary styling, energy efficiency and thoughtful design to create a home that adapts to your family's changing needs. A rare opportunity to enjoy a home that offers space, flexibility and independence for generations to come.

## Specifications

.• Fully fitted kitchen with choice of colour for units and PVC worktop
• 'Haier/Hoover/Candy' integrated appliances to kitchen:
2 & 3 beds – oven (with air fryer), induction hob & fridge/freezer
4 & 5 beds – two ovens (with air fryer), induction hob, dishwasher & fridge/freezer
• 'Moduleo' flooring to kitchen, lootility, bathroom & ensuite
• Triple glazed windows
• Full height tiling to double shower enclosure, half height tiling behind sink and WC and two tile height tiling around bath
• Electric car charging port
• Landscaped front garden & turf to rear
• Shed to the rear garden (4 & 5 beds only)
• Carport with louvered roof (seventeen60 and twentyone05 types only)
• PV solar panels (only plots with gas central heating – check plots with Sales Executive)
• 'Ideal' air source heat pumps (only plots without gas central heating – check plots with Sales Executive
• 'Halo' intelligent home system
• 'Grain' hyperfast broadband available from move-in (subject to subscription fee)
• 10 year NHBC build warranty
• Property sold as FREEHOLD
(Specification & Plot prices subject to change – please check with the Sales Executive)


























## Energy
Photo Voltaic panels to roof areadraft
Argon filled, Low-E glass uPVC triple glazed windows for thermal performance
Energy efficient lighting throughout
'Showersave' system to mains shower that reuses heat from the waste water
Hive Mini smart dual zone heating controls

## Kitchen
Kitchens by Roundel from the Croft range
Square edge 40mm laminate worksurface with matching upstand
20mm Silestone worksurface with matching upstand
Stainless steel 1.5 bowl sink
- Haier/Hoover integrated appliances including;
Haier electric oven with built-in Airfryer
Haier induction hob
Hoover Integrated Fridge/Freezer
Hoover Integrated Dishwasher to 4/5 beds as standard
Integrated hood

## Bathrooms & En-Suites
VitrA sanitaryware from the S20 range
Kohler Mira thermostatic showers
Porcelanosa half-height wall tiling to all sanitaryware walls
Porcelanosa full height wall tiling
Rhoper Rhodes 'Reflect' mirrored wall vanity cupboards
Rhoper Rhodes Vanity unit / wash hand basin
Integrated mirrors above WHB

## Electrical
Recessed fire rated downlighters to bathrooms & kitchens
Pendant lighting to living areas and bedrooms
External light to porch and rear elevation
Data cabling to data point in lounge and bedroom one
Pulse hyper-fast fibre connectivity from Day One
Mains powered smoke and heat alarms, carbon monoxide detector
Deta 7.4kW EV charger

## Decoration & Finishes
Open plan living with tall ceilings to ground floors
44mm White finished internal doors, fire rated with magnetic latches
White emulsion paint finish to walls and ceilings throughout, satin wood finish to woodwork
Fitted wardrobes to Bedroom one
Room divider
Moduleo LVT flooring to all wet rooms as standard

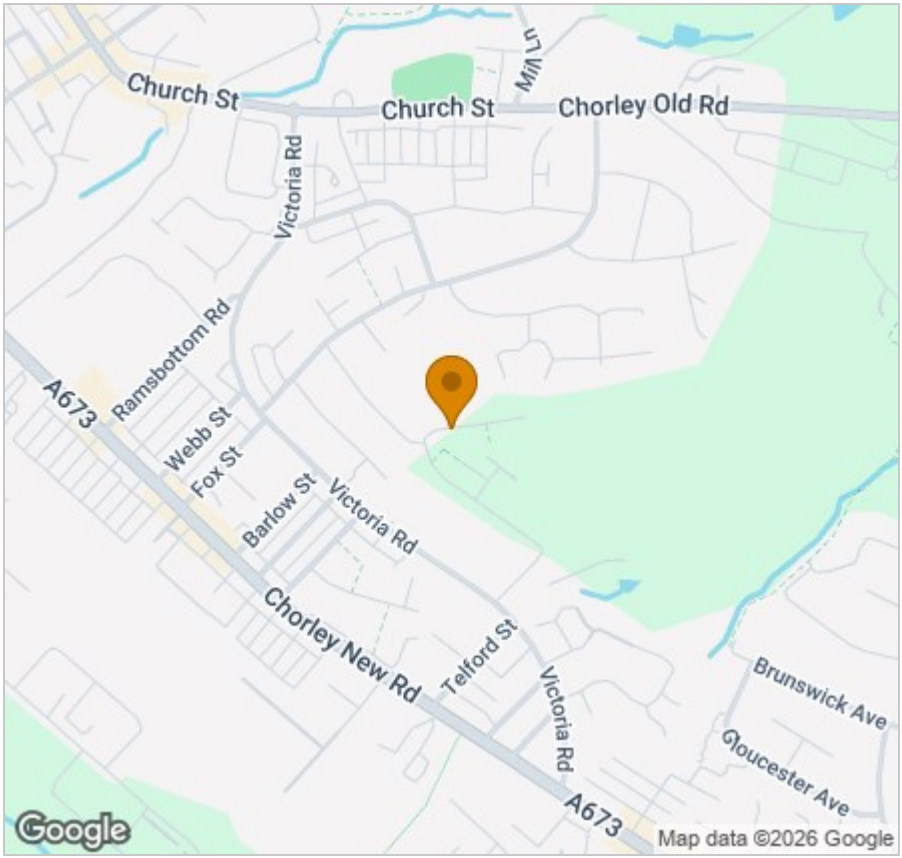
## External
Aluminium canopy incorporating meter access cupboard to all plots
Acheson & Glover 'Canterra Slate' paving to front and rear patio area
Landscaped gardens including turf to front and rear
Timber feather edged boundary fence to rear garden including personnel gate
External tap to rear garden
Agate grey external finish uPVC window frames
Lockable shed to rear garden (refer to plot for specific size)

- 5% DEPOSIT CONTRIBUTION
- Six-bedroom family home
- Self-contained one-bedroom annexe Bungalow
- State-of-the-art kitchen with premium finishes
- Perfect for multi-generational living
- EPC rating A
- Luxurious master suite with ensuite
- Generous living and entertaining space

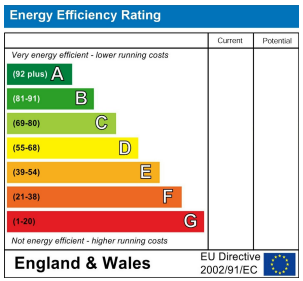
## Floor Plan

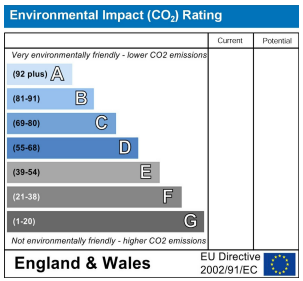


## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Reside Bolton Office on 01204 914 808
if you wish to arrange a viewing appointment for this property or require further information.

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